

ORDINANCE NO. 2831-A

URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING ORDINANCE 1670 RELATING TO SIGN PERMIT AND PLAN REVIEW FEES; AMENDING ORDINANCES 2507 AND 2509 RELATING TO PLAN REVIEW FEES FOR BUILDING AND MECHANICAL WORK RESPECTIVELY; AND AMENDING CHAPTERS X (BUILDING AND HOUSING), XIV (PLANNING), AND XV (FIRE) OF THE CITY'S MASTER FEE SCHEDULE

WHEREAS, as a result of a comprehensive review of all fees relating to building, permitting, inspection and plan check services, staff has recommended proposed fee changes; and

WHEREAS, the proposed fee schedule has been developed based on current operations, development volume, and service provision costs and spreads these costs equitably to those receiving these City services; and

WHEREAS, the proposed changes are supported by the Building Industry Association and the Board of Appeals and Advisors; and

WHEREAS, the City Council placed an ordinance on first reading on April 3, 2001, increasing certain permit and plan review and other fees within the City of Chula Vista; and

WHEREAS, pursuant to Government Code Section 66017(a), the fees increased by that ordinance will not become effective until sixty (60) days after its adoption; and

WHEREAS, projects in the City which will impact various building activities will be applying for various permits during the interim period before the revised fees becomes effective; and

WHEREAS, Government Code Section 66017(b) authorizes the City to adopt an interim fee as an urgency measure upon making a finding describing the current and immediate threat to the public health, welfare, and safety; and

WHEREAS, said interim measure will be effective for thirty (30) days and may be extended twice for additional thirty (30) day periods upon subsequent action by the City Council; and

WHEREAS, the Environmental Review Coordinator has determined that the action will not have a physical effect on the environment and is an ongoing project of the City and is therefore exempt from CEQA under Section 15261 (Ongoing Projects); and

WHEREAS, state law requires said urgency ordinance to be adopted by a four-fifths vote.

NOW, THEREFORE, the City Council of the City of Chula Vista does hereby ordain as follows:

SECTION 1. Findings

The City Council finds, after consideration of the evidence presented to it, including the methodology and results of the building fee study, that certain amendments to Ordinance 1670 relating to sign permit and plan review fees and ordinances 2507 and 2509 relating to plan review fees for building and mechanical work and Chapters X and, XIV and XV of the City's Master Fee Schedule are necessary in order to assure that fees related to building permitting, inspections and plan check services provided by the City are actually based on current operations, development volume and service provision costs and that such costs are applied equitably to those receiving City services; and

The City Council finds that the legislative findings and determinations set forth in Ordinances 1670, 2507 and 2509 continue to be true and correct; and

The City Council finds that the amount of the amended fees levied by this ordinance does not exceed the estimated cost of providing the City services.

SECTION 2: Finding of Urgency

That the City Council of the City of Chula Vista finds that it is necessary that its revised fees for permits and related fees go into effect immediately in order that all projects in the City pay only their fair share of the cost of permit and plan review and related fees which relate to the services provided by the City. Immediate implementation of this fee is necessary due to the current and immediate threat to public welfare, which will result should there be a continuation of an imbalance in the collection of fees for City services. The City Council finds that the prospect of an unbalanced collection constitutes a current immediate threat to the public health, welfare and safety justifying the immediate revision of these fees.

SECTION 3. Ordinance 1670 is hereby amended by repealing Section 15.52.020 of the Chula Vista Municipal Code.

SECTION 4: Ordinance 2507 is hereby amended by amending Section 15.08.050 of the Chula Vista Municipal Code as follows:

Section 15.08.050.

Section 304(c) Plan Review Fees. When a plan or other data are required to be submitted by Section 302(b), a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review shall be as specified in the Master Fee Schedule.

SECTION 5: Ordinance No. 2509 is hereby amended by amending Section 15.16.050 of the Chula Vista Municipal Code as follows:

Section 15.16.050.

Section 304(c) Plan Review Fees. When a plan or other data are required to be submitted by Section 302(b), a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees for mechanical work shall be as specified in the Master Fee Schedule of the City of Chula Vista

SECTION 6: Chapters X (Building and Housing), XIV (Planning) and XV (Fire) of the City's Master Fee Schedule are hereby amended as set forth in Attachment A, attached hereto and incorporated herein by reference as if set forth in full.

SECTION 7: All remaining provisions of the Ordinances amended herein shall remain in full force and effect until and unless specifically repealed or amended.

SECTION 8. Expiration of this ordinance

This ordinance shall be of no further force and effect 30 days after its adoption.

SECTION 9: Time limit for protest and judicial action

Any judicial action or proceeding to attack, review, set aside void or annul this ordinance shall be brought within the time period as established by law.

In accordance with Government Code Section 66020(d)(1), the ninety day approval period in which parties may protest begins upon the effective date of this ordinance.

SECTION 10: Effective Date.

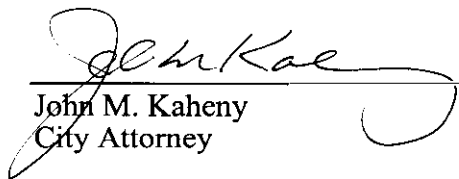
This Ordinance shall become effective immediately upon four-fifths vote.

Presented by

Approved as to form by




Robert A. Leiter
Planning and Building Director



John M. Kaheny
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 3rd day of April, 2001, by the following vote:

AYES:	Councilmembers:	Davis, Padilla, Rindone, Salas, and Horton
NAYS:	Councilmembers:	None
ABSENT:	Councilmembers:	None



Shirley Horton, Mayor

ATTEST:



Susan Bigelow, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Susan Bigelow, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 2831-A was passed as an urgency measure on the 3rd day of April, 2001.

Executed this 3rd day of April, 2001.



Susan Bigelow, City Clerk

CHAPTER X

Building

C. COMBINATION BUILDING, PLUMBING, MECHANICAL, AND ELECTRICAL PERMIT FEE

1. With the exception of those permits specifically listed in sections E through I of this chapter, all fees for processing and inspecting building, plumbing, mechanical, and electrical permits shall be collected in accordance with the fee schedule below.

TOTAL VALUATION	COMBINATION INSPECTION / PERMIT PROCESSING FEE
\$1.00 to \$2,000.00	\$76.00
\$2,001 to \$100,000	\$76.00 for the first \$2,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001 to \$300,000	\$762.00 for the first \$100,000.00 plus \$4.25 for each additional \$1,000.00 or fraction thereof, to and including \$300,000.00
\$300,001 to \$500,000	\$1,612.00 for the first \$300,000.00 plus \$3.75 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,362.00 for the first \$500,000.00 plus \$2.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$3,737.00 for the first \$1,000,000.00 plus \$1.85 for each additional \$1,000.00 or fraction thereof

2. Combination Plan Review Fee

- a. A flat fee of \$92.25 shall be collected for the review of city standard plans.
- b. A flat fee of \$36.50 shall be collected for each repetitive plan review.
- c. Fees for non-repetitive plan review shall be collected in accordance with the following fee schedule.

TOTAL VALUATION	NON-REPETITIVE PLAN REVIEW FEE
\$1 to \$2,000	\$196.50
\$2,001 to \$100,000	\$196.50 for the first \$2,000 plus \$10.50 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$300,000	\$1,225.50 for the first \$100,000 plus \$5.25 for each additional \$1,000 or fraction thereof, to and including \$300,000
\$300,001 to \$500,000	\$2,275.50 for the first \$300,000 plus \$4.25 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,125.50 for the first \$500,000 plus \$3.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$4,875.50 for the first \$1,000,000 plus \$2.25 for each additional \$1,000 or fraction thereof

SEE ALSO TABLE (S) ON FOLLOWING PAGE (S)

D. DETERMINATION OF VALUE

The determination of value or valuation under any of the provisions of this master fee schedule or of the building code has been made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

E. ELECTRICAL PERMIT FEES

Fees for processing and inspecting electrical permits shall be as follows:

- 1. For issuing each permit \$15.00
- For issuing each supplemental permit \$ 4.50

SYSTEM FEE SCHEDULE	
<i>(Note: The following do not include permit-issuing fee.)</i>	
New Residential Buildings – The following fees shall include all wiring and electrical equipment in or on each building, or other electrical equipment on the same premises constructed at the same time.	
For new multifamily residential buildings (apartments and condominiums) having three or more living units not including the area of garages, carports and other noncommercial automobile storage areas constructed at the same time, per square foot.	.03
For new single- and two-family residential buildings not including the area of garages, carports and other minor accessory buildings constructed at the same time, per square foot.	.035
For other types of residential occupancies and alternations, additions and modifications to existing residential buildings, use the UNIT FEE SCHEDULE .	
Private Swimming Pools	
For new private, residential, in-ground, swimming pools for single-family and multifamily occupancies including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool, each	30.00
For other types of swimming pools, therapeutic whirlpools, spas and alterations to existing swimming pools, use the UNIT FEE SCHEDULE .	
Carnivals and Circuses – Carnivals, circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions.	

For electric generators and electrically driven rides, each	15.00
For mechanically driven rides and walk-through attractions of displays having electric lighting, each	4.50
For a system of area and booth lighting, each	4.50
For permanently installed rides, booths, displays and attractions, use UNIT FEE SCHEDULE .	
Temporary Power Service	
For a temporary service power pole or pedestal including all pole or pedestal-mounted receptacle outlets and appurtenances, each	15.00
For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative light, Christmas tree sales lots, firework stands, etc., each	7.50

UNIT FEE SCHEDULE	
<i>(Note: The following do not include permit issuing fee.)</i>	

Receptacle, Switch and Lighting Outlets	
For receptacle, switch, lighting or other outlets at which current is used or controlled, except services, feeders and meters.	
First 20, each	.75
Additional outlets, each	.45
<i>NOTE: For multioutlet assemblies, each 5 feet or fraction thereof may be considered as one outlet.</i>	

Lighting Fixtures	
For lighting fixtures, sockets or other lamp-holding devices	
First 20, each	.75
Additional fixtures, each	.45
For pole or platform-mounted lighting fixtures, each	.75
For theatrical-type lighting fixtures or assemblies, each	.75

Residential Appliances	
For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens; counted-mounted cooking tops; electric ranges, self-contained room, console, or through-wall air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliances not exceeding one horsepower (HP) in rating, each	3.00
<i>NOTE: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.</i>	

Nonresidential Appliances	
For residential appliances and self-contained factory-wired, nonresidential appliances not exceeding one horsepower (HP), kilowatt (KW), or kilovolt-ampere (KVA), in rating including medical and dental devices; food, beverage, and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment,	

each	3.00
Power Apparatus	
For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus, as follows: Rating in horsepower (HP), kilowatts (KW), kilovolt-amperes (KVA), or kilovolt-amperes-reactive (KVAR):	
Up to and including 1, each	3.00
Over 1 and not over 10, each	7.50
Over 10 and not over 50, each	15.00
Over 50 and not over 100, each	30.00
Over 100, each	45.00
<i>NOTE: 1. For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used. 2. These fees include all switches, circuit breakers, contractors, thermostats, relays and other directly related control equipment.</i>	
Busways	
For trolley and plug-in type busways, each 100 feet or fraction thereof, <i>NOTE: An additional fee will be required for lighting fixtures, motors and other appliances that are connected to</i>	4.50
Signs, Outline Lighting and Marquees	
For signs, outline lighting systems or marquees supplied from one branch circuit, each	15.00
For additional branch circuits within the same sign, outline lighting system or marquee, each	3.00
Services	
For services of 600 volts or less and not over 200 amperes in rating, each	18.50
For services of 600 volts or less and over 200 amperes to 1000 amperes in rating, each	37.50
For services over 600 volts or over 1000 amperes in rating, each	75.00
Miscellaneous Apparatus, Conduits and Conductors	
For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth <i>NOTE: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.</i>	11.00

These electrical permit fees only apply to individual permits. They do not apply when a combination permit fee has been collected under section C of this chapter.

G. MECHANICAL PERMIT FEES

Fees for processing and inspecting mechanical permits shall be as follows:

A.	For the issuance of this permit	15.00
B.	For issuing each supplemental permit	4.50
C.	For the installation or relocation of each forced air or gravity type furnace/burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu's	9.00
D.	For the installation or relocation of each forced air or gravity type furnace/burner, including ducts and vents	11.00
E.	For the installation or relocation of each floor furnace, including vent	9.00
F.	For the installation or relocation of each suspended heater, recessed wall heater or floor mounted unit heater	9.00
G.	For the installation, relocation or replacement of each appliance vent installed and not included in an application	4.50
H.	For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, comfort cooling unit, absorption unit, or evaporative cooling system, including installation of controls regulated by this Code	9.00
I.	For the installation or relocation of each boiler or compressor up to and including three horsepower, or each absorption system up to and including 100,000 Btu's	9.00
J.	For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or each absorption system over 100,000 Btu's to and including 500,000 Btu's	16.50
K.	For the installation or relocation of each boiler or compressor over 15 horsepower, or each absorption system over 500,000 Btu's to and including 1,000,000 Btu's	22.50
L.	For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,000 Btu's and including 1,750,000 Btu's	33.50
M.	For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 Btu's	56.00
N.	For each air handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto	6.50
O.	For each air handling unit over 10,000 cubic feet per	11.00

	minute	
P.	For each evaporative cooler other than portable type	6.50
Q.	For each ventilation fan connected to a single duct	4.50
R.	For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit	6.50
S.	For the installation of each hood which is served by mechanical exhaust, including the ducts for each hood	6.50
T.	For the installation of relocation of each domestic type incinerator	11.00
U.	For the installation or relocation of each commercial or industrial type incinerator	45.00
V.	For each appliance or piece of equipment regulated by this Code but not classed in other appliance categories, or for which no other fee is listed in this Code	6.50
W.	In addition, in situations similar to those listed under the subsection titled "Other Inspection and Fees" of Section X.C. (Building Permits), the fee shall be the same	
X.	For the plan review of mechanical work	25% of total mechanical permit fee

These mechanical permit fees only apply to individual permits. They do not apply when a combination permit fee has been collected under section C of this chapter.

H. PLUMBING PERMIT FEES

Fees for processing and inspecting plumbing permits shall be as follows:

A.	For issuing each permit	20.00
B.	For issuing each supplemental permit	10.00
C.	For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection therefore)	7.00
D.	For each building sewer and each trailer park sewer	15.00
E.	Rainwater system – per drain (inside building)	7.00
F.	For each cesspool	25.00
G.	For each private sewage disposal system	40.00
H.	For each water heater and/or vent	7.00
I.	For each gas piping system of one (1) to five (5) outlets	5.00
J.	For each additional gas piping system outlet, per outlet	1.00
K.	For each additional waste pretreatment interceptor including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps	7.00
L.	For installation, alteration or repair of water piping and/or water treating equipment	7.00
M.	For each repair or alteration of drainage or vent piping, each fixture	3.50 7.00
N.	For each lawn sprinkler system on any one meter, including backflow protection devices therefore	7.00
O.	For atmospheric-type vacuum breakers not included in N. above (1) to (5)	5.00
P.	Over (5), each	1.00
Q.	For each backflow protective device other than atmospheric type vacuum breakers: 2-inch diameter and smaller over 2-inch diameter	7.00 15.00
R.	In addition, in situations similar to those listed under the subsection titled “Other Inspection and Fees” of Section X.C. (Building Permits), the fee shall be the same	

These plumbing permit fees only apply to individual permits. They do not apply when a combination permit fee has been collected under section C of this chapter.

CHAPTER XIV

Planning

CHAPTER XV

Fire Department Fees

B. PLAN REVIEW AND INSPECTION

Fees for the plan review, plan re-submittal, consultation, inspection, and re-inspection of fire suppression systems, hydrant placements, and fire alarm systems shall be collected in accordance with the following fee schedule.

Activity	Fee
Fire Sprinkler System	\$640
Tenant Improvement Fire Sprinkler System	\$275
Fire Hydrant Installation	\$275
Fire Alarm System	\$185
Hood Fire Suppression Systems	\$135