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**Revised 07-31-18; Resolution 2018-XX (eff 10-01-18)**

**PART 70**  
**PLANNING, BUILDING AND ENVIRONMENTAL SERVICES - BUILDING DIVISION**

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Sec. 70.030. Fees; Mechanical, Electrical and Plumbing Permits and Inspections.  
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Sec. 70.050. Fees; Miscellaneous  
**Sec. 70.060. Review of Other Department or Division Permits and Referrals**

**Sec. 70.010. General.**

The fees set forth in this Section shall be paid at the time of filing the application or other document for the permit or license indicated. No application shall be accepted for filing unless the fees are paid at the time of application. Fees are either (1) a one-time fixed payment, or (2) based on actual cost of staff time utilizing a standard hourly rate for the department which incorporates the overall cost of the County to provide this service (hourly fees). Any costs of legal review and consultation provided by the office of the County Counsel in connection with the processing of the application, including preparation of any related environmental documents will be charged to applicant. No part of any fee shall be refundable unless otherwise indicated. Unless specifically noted, governmental agencies and non-profit organizations are not exempt from these provisions. All such fees shall be paid to the Building Division of the Planning, Building and Environmental Services Department unless otherwise indicated. ~~No part of any fee shall be refundable unless otherwise indicated. Unless specifically noted, governmental agencies and non-profit organizations are not exempt from these provisions.~~ Additional fees associated with review and inspections may be collected by the Building Division pursuant to other sections of the Fee Policy Manual. Other fees established by statute shall also be collected by the Building Division as required. Agencies for which the Division collects fees, not established by this part of the Fee Policy Manual, include the following:

Napa County Division of Planning and Conservation– Policy Manual Part 80  
Napa County Division of Engineering Services-Policy Manual Part 75  
Napa County Department of Public Works – Policy Manual Part 140  
Napa County Division of Environmental Services– Policy Manual Part 110  
Napa County Fire Marshal – Policy Manual Part 85  
Napa County Counsel – Policy Manual Part 95

California Strong Motion Fee – Public Resources Code Section 2705  
California Building Standards Surcharge – Health and Safety Code Section 18931.6 (SB1473)  
Bay Area Air Quality Management District

**Sec. 70.011. Definitions.**

The following definitions shall apply to this Part 70:

“CBC” means California Code of Regulations Title 24 California Building Code Part 2 Volume 1;

“CCR” means California Code of Regulations Title 24;

“CEC” means California Code of Regulations Title 24 California Electrical Code Part 3;

“CMC” means California Code of Regulations Title 24 California Mechanical Code Part 4;

“CPC” means California Code of Regulations Title 24 California Plumbing Code Part 5.

**Sec. 70.015. Surcharge.**

In addition to the fees set forth in this Part, a General Plan surcharge of ~~1.73.3~~% shall be added to all fees in this Part.

**Current Fee****Proposed Fee  
Effective  
October 1, 2018****Sec. 70.020. Fees; Building Permits and Inspections.**

(a)	For issuing each building permit <u>(Including Mechanical, Electrical and Plumbing and Demolition):</u>	\$32.70	<u>\$71.00</u>
(b)	For inspection of building permits, unless otherwise specified in this section, fees are based on total permit valuation, subject to a minimum building inspection fee, as follows:		
	<del>Minimum building inspection fee:</del>	<del>\$116.00</del>	
	Total Valuation: \$1.00 to \$ <u>1,500.00</u>	\$32.70	<u>\$234.51</u>
	Total Valuation: \$ <u>1,500.01</u> to \$ <u>210,000.00</u>	<b>\$32.70</b> for the first \$500.00 plus <u>\$4.10</u> for each additional \$100.00 or fraction thereof, to and including \$2,000.00.	<b>\$234.51</b> for the first \$1,500.00 plus <u>\$2.37</u> for <u>each additional \$100.00</u> <u>or fraction thereof, to and</u> <u>including \$10,000.00.</u>
	Total Valuation: \$ <u>210,000.01</u> to \$25,000.00	<b>\$94.20</b> for the first \$2,000.00 plus	<b>\$436.18</b> for the first <u>\$10,000.00 plus \$6.72 for</u>

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\$18.60 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00.

each additional \$1,000.00 or fraction thereof to and including \$25,000.00.

Total Valuation: \$25,000.01 to \$50,000.00

**\$522.00** for the first \$25,000.00 plus \$13.40 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00.

**\$537.01** for the first \$25,000.00 plus \$28.23 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00.

Total Valuation: \$50,000.01 to \$100,000.00

**\$857.00** for the first \$50,000.00 plus \$9.30 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00.

**\$1,242.84** for the first \$50,000.00 plus \$20.17 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00.

Total Valuation: \$100,000.01 to \$500,000.00

**\$1,322.00** for the first \$100,000.00 plus \$7.40 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00.

**\$2,251.16** for the first \$100,000.00 plus \$3.02 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00.

Total Valuation: \$500,000.01 to \$1,000,000.00

**\$4,282.00** for the first \$500,000.00 plus \$6.30 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00.

**\$3,461.15** for the first \$500,000.00 plus \$4.03 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00.

Total Valuation: \$1,000,000.01 and up

**\$7,432.00** for the first \$1,000,000.00 plus \$4.10 for each additional \$1,000.00 or fraction thereof.

**\$5,477.80** for the first \$1,000,000.00 plus \$2.07 for each additional \$1,000.00 or fraction thereof.

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- (c) For inspection of building permits for solar energy system installation:
- |                   |          |              |
|-------------------|----------|--------------|
| 1. Roof-Mounted   | \$150.00 | <u>\$203</u> |
| 2. Ground-Mounted | \$300.00 | <u>\$405</u> |
- (d) For the inspection of the placement and removal of temporary trailers: \$281.00 \$405
- (e) The fee for inspection of re-roofing permits shall be based on the verified contract amount and be calculated using subsection (b) of this section.
- (f) Re-inspection fees assessed under provisions of CBC 109.3.8, ~~inspections outside of normal business hours~~, or inspections for which no other fee is specifically indicated (minimum charge of one-half hour)  
Re-inspection fees outside normal business hours calculated at 1.5 times hourly rate \$140.00 per hour \$204.00 per hour  
\$306.00/hour
- (g) Renewal of expired permit: ~~100% of the original building inspection fee per 70.020(b)~~  
Charged hourly at one hour per inspection based on the number of inspections remaining from original permit.
- ~~(h) “Electronic Permitting Option”—regular customers of the Building Division who routinely apply for permits issued over the counter may register with the Division and provide a deposit of \$5,000 for permits applied for and issued electronically. Registration shall include the applicant’s authorizing signature. Fees shall be deducted from the deposit when permits are issued and an additional deposit shall be collected as needed. Any unused deposit shall be returned to the applicant who paid the deposit upon written request.~~

### Sec. 70.025. Fees; Building Plan Review

- (a) Plan review fee when a plan or other information is required, unless otherwise specified in this section:
- |   |  |   |
|---|--|---|
| <del>1. All commercial and residential projects with a total valuation of less than \$1,000,000, residential projects with a total valuation of less than \$500,000 and those projects exceeding these amounts where applicant does not elect to use an approved professional third-party plan checker.</del> | 65% of the building inspection fee per 70.020(b) | <u>70% of the building inspection fee per 70.020(b)</u> |
|---|--|---|

~~2. All commercial projects with a total valuation of more than \$1,000,000 and residential projects with a total valuation of more than \$500,000 where applicant elects to use an approved professional third-party plan checker.~~

~~16.25% of the building inspection fee per 70.020(b)~~

~~32.~~ A plan review fee shall not be required for re-roof permit applications.

(b) For plan review of a building permit for solar energy system installation:

- |                   |          |                 |
|-------------------|----------|-----------------|
| 1. Roof-Mounted   | \$150.00 | <u>\$258.00</u> |
| 2. Ground-Mounted | \$300.00 | <u>\$468.00</u> |

(c) For plan review of a building permit for pool construction:

- |  |  |                 |
|--|--|-----------------|
| 1. Initial plan submittal by pool contractor   | 65% of the building inspection fee per 70.020(b) | <u>\$678.00</u> |
| 2. Filing fee for a copy of the pool contractor's approved master steel schedule, provided that all permit applications thereafter contain the same approved copy of the steel schedule as on file with the Building Division. | \$75.00  | <u>\$174.00</u> |

- |  |                   |                          |
|--|-------------------|--------------------------|
| (d) Additional plan review required by changes, additions or revisions to approved plans (minimum charge of one-half hour) | \$140.00 per hour | <u>\$204.00 per hour</u> |
|--|-------------------|--------------------------|

#### **Sec. 70.030. Fees; Mechanical, Electrical and Plumbing Permits and Inspections.**

(a) The following fees shall apply to the issuance of mechanical, electrical and plumbing permits:

- |  |                    |                |
|--|--------------------|----------------|
| 1. <del>For the issuance of each permit</del>  | <del>\$32.70</del> |                |
| 2. For the issuance of each supplemental permit for which the original permit has not expired, been cancelled, or finalized. | \$9.60             | <u>\$27.00</u> |

(b) The following fees shall apply to building permits for commercial or industrial construction that requires mechanical, electrical or plumbing inspection:

- |                          |  |  |
|--------------------------|--|--|
| 1. Mechanical Inspection | The greater of \$78.00 or \$1.31 per \$100.00 or fraction thereof of the verified contract price of mechanical | <u>The greater of \$78.00 or \$0.48 per \$100.00 or fraction thereof</u> |
|--------------------------|--|--|

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	work.	<u>of the verified contract price of mechanical work.</u>
2. Electrical Inspection	The greater of \$78.00 or \$1.84 per \$100.00 or fraction thereof of the verified contract price of electrical work.	<u>The greater of \$78.00 or \$0.59 per \$100.00 or fraction thereof of the verified contract price of electrical work.</u>
3. Plumbing Inspection	The greater of \$78.00 or \$1.31 per \$100.00 or fraction thereof of the verified contract price of plumbing work.	<u>The greater of \$78.00 or \$4.51 per \$100.00 or fraction thereof of the verified contract price of plumbing work.</u>
4. <del>Time and Material Contracts</del>	<del>Contractors engaging in time and material contract work, such that the proper permit fee for such work cannot be calculated in advance, shall pay the minimum fee of \$75 for a permit prior to beginning the job. Upon completion of the contract, but prior to final inspection, the contractor shall notify the building inspector in writing of the maximum charges to be made under the time and material contract. No final inspection shall be made prior to receipt of such notification and payment.</del>	
(c) The following fee shall apply to building permits for construction of new residential dwellings:		
1. Mechanical Inspection	4.6% of the building inspection fee per 70.020(b)	<u>8.9% of the building inspection fee</u>

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			<u>per 70.020(b)</u>
2.	Electrical Inspection:	3.9% of the building inspection fee per 70.020(b)	<u>8.1% of the building inspection fee per 70.020(b)</u>
3.	Plumbing Inspection:	5.0% of the building inspection fee per 70.020(b)	<u>12.4% of the building inspection fee per 70.020(b)</u>
(d)	<del>The following fees shall apply to building permits for residential or accessory building construction that requires mechanical, electrical or plumbing inspection:</del>		
1.	<del>Mechanical Inspection:</del>	<del>4.3% of the building inspection fee per 70.020(b)</del>	
2.	<del>Electrical Inspection:</del>		
	<del>i. Cover/final inspection only</del>	<del>\$38.50</del>	
	<del>ii. Rough in/test and cover/final inspections</del>	<del>\$78.00</del>	
	<del>iii. Under slab/ground, rough in/test and cover/final inspections</del>	<del>\$116.50</del>	
3.	<del>Plumbing Inspection:</del>		
	<del>i. Final inspection only</del>	<del>\$38.50</del>	
	<del>ii. Rough in/test and final inspections</del>	<del>\$78.00</del>	
	<del>iii. Under slab/ground, rough in/test and final inspections</del>	<del>\$116.50</del>	
(de)	The following fee shall apply to mechanical, electrical or plumbing permits that are not associated with construction projects, but include pools, spas, and signs:	\$78.00 per system installed or sub-trade inspected	<u>&lt;\$4,000 valuation \$251.00 per system installed or sub-trade inspected &gt;\$4000 valuation \$352.00 per system installed or sub-trade inspected</u>
	<del>Permits for sub-trade work with a contract price in excess of \$4,000 are subject to the fees in subsection (b).</del>		
(ef)	Annual Electrical Maintenance: In lieu of an individual permit for each installation or alteration, an annual permit	\$186.00 each,	<u>\$656.00 each, annually</u>

may upon application therefore, be issued to any person, annually  
 firm or corporation regularly employing one or more  
 electricians for the installation and maintenance of electric  
 wiring, devices, appliances and equipment upon premises  
 owned or occupied by the applicant. The annual permit  
 shall not authorize or include new installations in any  
 building constructed or altered unless otherwise approved by  
 the electrical inspector. The application shall be made on  
 forms furnished by the electrical inspector. Each annual  
 permit shall expire December 31<sup>st</sup> of the year in which it is  
 issued. The electrical inspector shall visit all premises  
 where work has been done under annual permits and inspect  
 all electric wiring, devices, appliances, and equipment  
 installed under such a permit.

(fg) The following fees shall apply to mechanical, electrical or plumbing inspections or plan review not otherwise described in this section:

- |    |   |                      |   |
|----|---|----------------------|---|
| 1. | Inspections outside of normal business hours (minimum charge – 2 hours) <u>calculated at 1.5 times hourly rate</u>  | \$140.00 per<br>hour | <u>\$306.00 per<br/>hour</u>                        |
| 2. | Re-inspection fees assessed under provisions of CBC 109.3.8, CPC 103.5.6, or CMC 116.6; additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed; inspections outside of normal business hours, or inspections for which no fee is specifically indicated (minimum charge – one-half hour)<br><u>Re-inspection fees outside normal business hours calculated at 1.5 times hourly rate</u> | \$140.00 per<br>hour | <u>\$204.00 per<br/>hour</u><br><br><u>\$306.00</u> |
| 3. | For change of location or replacement of equipment on the same premises, the fee shall be the same as that for a new installation. However, no fee shall be required for moving any temporary construction motor from one place to another on the same site during the time of actual construction work after a permit has once been obtained.  |                      |   |
| 4. | <u>Trailer Park Exception:</u> None of the electrical inspection fees in this section shall apply to trailer parks. Fees for electrical installations in trailer parks shall be paid pursuant to the schedule set forth in Title 25 of the California Code of Regulations.  |                      |   |

**Sec. 70.040. Fees; Demolition Permits, ~~Historic Structure Processing.~~**

- |     |                                     |                            |
|-----|-------------------------------------|----------------------------|
| (a) | <del>For issuing each permit:</del> | <del>\$32.70</del>         |
| (b) | For inspection of each permit:      | 140.00 <u>\$204.00 per</u> |



hour

**Sec. 70.050. Fees; Miscellaneous**

- |               |  |  |   |
|---------------|--|--|---|
| (a)           | Fee for a Certificate of Occupancy   | \$140.00 per hour                                | <u>\$225.00</u>   |
|               | <u>Fee</u> for Temporary Certificate of Occupancy required under the CBC:  |  | <u>\$204.00 per hour</u>                                |
| (b)           | Investigation fee whenever a project is “red-tagged”, has commenced without the authorization, or otherwise found to be in violation of Title 15 of the Napa County Code: The fee shall be in addition to the permit fee, and shall be collected whether or not a permit is then or subsequently issued. The payment of such investigation fee shall not exempt any person from compliance with all other provision of this code nor from any penalty prescribed by law. | 200% of the inspection fee per 70.020(b)         | <u>400% of the inspection fee per 70.020(b)</u>         |
| (c)           | Fee when documentation demonstrating compliance with State energy conservation regulations is required. Fee shall be paid at the time of submitting such compliance documentation.   | 10% of the building inspection fee per 70.020(b) | <u>10% of the building inspection fee per 70.020(b)</u> |
| (d)           | Imaging – Plan Retention Fee. The fee for imaging building construction plans as required by section 19850 through 19853 of Chapter 10, Part 3 Division 13 of the Health and Safety Code shall be as follows(full commercial plan sets and residential site plans, floor plans, and elevations are scanned and retained):  |  |   |
| 1.            | Commercial Building Construction Plans:  | \$2.50 per page                                  | <u>\$2.50 per page</u>                                  |
| 2.            | Residential Building and Construction Plans  | \$15.00  | <u>\$15.00</u>  |
| <del>3.</del> | <del>Minimum fee:</del>  | <del>\$5.00</del>                                |   |
| (e)           | Fee for code enforcement and permit compliance not addressed by subsection (b) or for consultation with Building Division staff that is not related to an active application, issued permit, or service otherwise listed in this Part.   | \$140.00 per hour                                | <u>\$204.00 per hour</u>                                |

**Sec. 70.060. Review of Other Department or Division Permits and Referrals**

(a)	<u>Grading Permit Referral: Application plan review and inspection</u>	<u>\$204.00 per hour</u>
(b)	<u>Planning Referral: Minor Administrative</u>	<u>\$104.00</u>
(c)	<u>Planning Referral: Administrative</u>	<u>\$209.00</u>
(d)	<u>Planning Referral: ZA</u>	<u>\$261.00</u>
(e)	<u>Planning Referral: PC/BOS</u>	<u>\$313.00</u>
(f)	<u>Attendance at a pre-application conference or pre-application site visit arranged by another division or department</u>	<u>\$204.00 per hour</u>
(f)	<u>Engineering Referral: Site Development Application</u>	<u>\$204.00 per hour</u>