

SUMMARY OF ORDINANCE NO. 2022-09  
ADOPTED ON SEPTEMBER 27, 2022  
BY THE LASSEN COUNTY BOARD OF SUPERVISORS

The proposed ordinance repeals and replaces Lassen County Code section 3.18.090 (Building permit fees) The ordinance will raise the user fees for permits submitted to the Department for projects benefiting private property owners and not the general public. The ordinance is limited to the building permit fees. This ordinance amendment is county wide (File #1400.15.01).

A complete copy of the ordinance is available for review in the office of the Clerk of the Board of Supervisors.


The ordinance was adopted by the following vote:

AYES: Supervisors Gallagher, Bridges, Albaugh, and Hammond.

NOES: Supervisor Hemphill.

ABSTAIN: None.

ABSENT: None.

  
JULIE BUSTAMANTE  
Clerk of the Board

ORDINANCE NO. 2022-09

Ordinance Amending Section 3.18.090 (Building Permit Fees) of the  
Lassen County Code


The following ordinance, consisting of four sections, was duly and regularly passed and adopted by the Board of Supervisors of the County of Lassen, State of California, at a regular meeting of the Board of Supervisors held on the 11 th day of October, 2022, by the following vote:

AYES: Supervisors Gallagher, Bridges, Albaugh, and Hammond.

NOES: Supervisor Hemphill.

ABSTAIN: None.

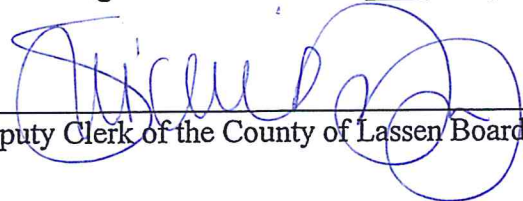
ABSENT: None.

  
CHRIS GALLAGHER  
Chairman of the Board of Supervisors,  
County of Lassen, State of California

Attest:  
JULIE BUSTAMANTE  
Clerk of the Board

By:   
MICHELE YDERRAGA, Deputy Clerk of the Board

I, MICHELE YDERRAGA, Deputy Clerk of the Board of the Board of Supervisors, County of Lassen, do hereby certify that the foregoing ordinance was adopted by the said Board of Supervisors at a regular meeting thereof held on the 11 th day of October, 2022.

  
Deputy Clerk of the County of Lassen Board of Supervisors



**THE BOARD OF SUPERVISORS OF THE COUNTY OF LASSEN  
ORDAINS AS FOLLOWS:**

**SECTION ONE:** This ordinance shall take effect sixty (60) days from the date of its passage, and before the expiration of fifteen (15) days after its passage a summary shall be published with the names of the members voting for and against the same, once in a local newspaper of the County of Lassen, State of California.

**SECTION TWO:** Amend section 3.18.090 (Building Permit Fees) of the Lassen County Code to read as follows:

**3.18.090 Building permit fees.**

Notwithstanding anything contained in this code to the contrary, fees in connection with the application for issuance of building permits required by this code shall be as follows:

(a) General information:

1. The building official may adjust the valuation of construction based on the construction contract amount.
2. Any inspections of the same type, conducted after a re-inspection following a correction notice, will be charged at the rate of two hundred and ten dollars (\$210). Said fee shall also be applicable to any scheduled inspection where the site is not accessible to the inspector or if the contractor or owner-builder was required to attend but is not present at the time of the scheduled inspection unless waived by the Building Official or the Director of Planning and Building Services.
3. The Building Valuation Table, example attached as Exhibit A, is established by the International Code Council (ICC). ICC updates their Building Valuation Data at six-month intervals. The Building Valuation Table can be viewed by searching *International Code Council Building Valuation Data* on the internet or requesting it at the Lassen County Department of Planning and Building Services.
4. There are associated State of California fees associated with every permit which will be charged at the applicable current rates.
5. There are associated Lassen County Environmental Health fees (Lassen County Code Section 3.18.120) associated with every well and septic permit which will be charged at the applicable current rates.
6. Fire Safety inspection fee for any new structures, additions, or for any other permit identified as requiring a Fire Safety inspection pursuant to County code Chapter 9.16 (in accordance with delegation provided to the Planning and Building Service Department in accordance with Lassen County Code Section 9.16.080) shall be two hundred and ten dollars (\$210).



## (b) Plan Check fee:

1. The Plan Check fee is 65% of the building permit fee. A Plan Check fee only applies to items in section (c) Construction fees based on valuation.

## (c) Construction permit fees based on valuation:

1. For the construction of all building occupancies, the valuation of the proposed construction shall be established as per the building industry's most current ICC Building Valuation Table. The valuation of the proposed construction will then be used in calculating the building permit fee based on the Lassen County Building Permit Calculation Rates (see Table 1).
2. For the installation of sprinkler systems, the valuation of the proposed construction shall be established as per the building industry's most current ICC Building Valuation Table. The valuation of the proposed construction will then be used in calculating the building permit fee based on the Lassen County Building Permit Calculation Rates (see Table 1).

**Table 1. Lassen County Building Permit Calculation Rates**

Total Valuation	Fee
\$13, 000.00 and under	\$250.00
\$13,001.00 to \$25,000.00	\$250.00 for the first \$13,000 plus \$14.00 each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$418.00 for the first \$25,000 plus \$10.10 each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$670.50 for the first \$50,000 plus \$7.00 each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1020.50 for the first \$100,000 plus \$5.60 each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,000.00 to \$1,000,000.00	\$3260.50 for the first \$500,000 plus \$4.75 each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5635.50 for the first \$1,000,000 plus \$3.15 each additional \$1,000.00 or fraction thereof

3. Subsections c.3.i. thru c.3.viii. are exceptions to how the building permit fee will be calculated. Once the subsequent valuations of subsections c.3.i thru c.3.viii. are established, then that valuation will be used in calculating the building permit fee based on the Lassen County Building Permit Calculation Rates (Table 1).
  - i. For remodeling where no structural alterations are proposed which would affect the supporting structural members of the building, the valuation of the proposed project shall be established by multiplying the number of square feet to be remodeled by the value established for new construction for that occupancy and type in the ICC Building Valuation Table, then multiplying that figure by 0.4;
  - ii. For garages, shops and agricultural buildings of steel construction, the valuation of the proposed construction shall be established by multiplying the number of square feet to be built by the value established for garages in the ICC Building Valuation Table, then multiplying that figure by 0.6;
  - iii. For covered decks, the valuation of the proposed construction shall be established by multiplying the number of square feet to be built by the value established for garages in the ICC Building Valuation Table, then multiplying that figure by 0.75; however, the minimum fee for a covered deck, shall be six hundred and forty dollars (\$640) plus plan check fees;
  - iv. For uncovered decks, the valuation of the proposed construction shall be established by multiplying the number of square feet to be built by the value established for garages in the ICC Building Valuation Table, then multiplying that figure by 0.51; however, the minimum fee for an uncovered deck, shall be four hundred and fifty dollars (\$450) plus plan check fees;
  - v. For carports, the valuation of the proposed construction shall be established by multiplying the number of square feet to be built by the value established for garages in the ICC Building Valuation Table, then multiplying that figure by 0.68; however, the minimum fee for a carport, shall be six hundred and forty dollars (\$640) plus plan check fees;
  - vi. For perimeter foundations for existing structure retrofits or moved-in structures such as manufactured/mobile homes, the valuation of the proposed construction shall be established by taking the foundations lineal feet and multiplying by \$60;

- vii. For mini-storage units, the valuation of the proposed construction shall be established by multiplying the number of square feet to be built by the value established for low hazard storage buildings in the ICC Building Valuation Table, then multiplying that figure by 0.89;
- viii. For manufactured/mobile homes, the valuation shall be established by contract/bill of sale price or by multiplying the number of square feet by the value established for wood frame dwellings in the ICC Building Valuation Table, then multiplying that figure by 0.5; however, the minimum fee for a manufactured/mobile home, not including plan check, electrical, plumbing, or mechanical fees, shall be one thousand and fifty dollars (\$1,050).

(d) Other building permit fees:

- 1. The fee for re-roofing an existing building shall be four hundred and fifty dollars (\$450);
- 2. The fee for re-siding an existing building shall be two hundred and fifty dollars (\$250);
- 3. The fee to remove/replace or install new windows in an existing building shall be two hundred and fifty dollars (\$250);
- 4. For the demolition of existing structures, the minimum fee shall be two hundred and fifty dollars (\$250). If more than one inspection is determined to be required by the Building Official, each additional inspection shall be charged. A plan check fee for a demolition permit shall be 25% of the valuation of the project.

(e) Mechanical fees:

- 1. The fee for new and replacement wood/pellet stoves and/or stove and fuel tank combinations shall be two hundred and fifty dollars (\$250) each;
- 2. The fee for new and replacement air conditioning units, including HVAC units, shall be two hundred and fifty dollars (\$250)



(f) Plumbing fees:

1. The plumbing fee for new and replacement of a water heater is two hundred and fifty dollars (\$250);
2. The plumbing fee for new and replacement for stand alone propane and oil tank is two hundred and fifty dollars (\$250).

(g) Electrical fees:

1. The fee for electric service installations, new construction, spas, hot tubs, upgrades, or repair permits shall be two hundred and fifty dollars (\$250);
2. The fee for generator installation shall be is two hundred and fifty dollars (\$250);
  - i. Generator in conjunction with new tank and lines shall be an additional thirty dollars (\$30);
  - ii. Transfer switch fee, if done in conjunction with an electrical panel upgrade, shall be ten dollars (\$10);
3. The fee for solar installation for existing or new construction shall be:
  - i. Four hundred and fifty dollars (\$450) for roof mount system (includes plan check fee);
  - ii. Six hundred and forty dollars (\$640) for standard ground mount system;
  - iii. Nine hundred dollars (\$900) for roof mount system over 500 kw;
  - iv. One thousand three hundred dollars (\$1,300) for ground mount system over 500 kw.

(h) Wells and Septic Systems:

1. The Department of Planning and Building Services permit fee for well and septic systems installations and repairs shall be sixty dollars (\$60) as well as the current Environmental Health Department fees.

(i) Swimming pool:

1. The fee for swimming pool permit shall be six hundred and fifty dollars (\$650). This fee assumes 3 inspections. If a different number of inspections are required the fee will be adjusted accordingly.

(j) Grading:

1. The minimum fee for grading shall be four hundred and fifty dollars (\$450). This fee assumes 2 inspections. If a different number of inspections are required the fee will be adjusted accordingly.

(k) The minimum fee for any permit issued by the County of Lassen building division shall be two hundred and fifty dollars (\$250).

(l) Any inspections of the same type, conducted after a re-inspection following a correction notice, will be charged at the rate of two hundred and ten dollars (\$210). Said fee shall also be applicable to any scheduled inspection where the site is not accessible to the inspector or if the contractor or owner-builder was required to attend but is not present at the time of the scheduled inspection unless waived by the Building Official or the Building Director.

(m) A fee for the filing and recording of a state housing and community development form 433(A), establishing a manufactured/mobile home as real property, shall be charged in the amount of fifty dollars (\$50). This shall not include the recording fee which shall be paid to the county recorder by the property owner.

(n) A fee for the recording a notice of cancellation, indicating that the building violation for which a notice of non-compliance was recorded has been rectified, shall be charged in the amount of two hundred fifty dollars (\$250). This shall not include the recording fee which shall be paid to the county recorder by the property owner.

(o) A "seismic hazard mapping fee" shall be charged as required by Public Resources Code Section 2705(a) and as set forth in the most current State Department of Conservation Strong-Motion Instrumentation and Seismic Hazard Mapping Fee Schedule.

(p) A "certified access specialist program (CAsp) fee" shall be charged as required by Assembly Bill No. 1379 Chapter 667 and as set forth in the most current legislation addressing the CAsp Fee Schedule.

(q) The fee for the retention of public records, (building plans and specifications, permits, inspection records and certificate of occupancy) shall be charged. The fee for permit record retention for permits not requiring plans shall be collected in



the amount of five dollars (\$5). The minimum fee for permits requiring plans shall be collected in the amount of twenty-five dollars (\$25). In addition, a fee of one dollar and fifteen cents (\$1.15) per page shall be collected for each page that a set of plans are in excess of seven pages in length.

- (r) The administration fee for the withdrawal of a project prior to permit issuance shall be one hundred dollars (\$100). Withdrawal of a project after the issuance of a permit shall be refunded at 50% of the building permit fee portion of the permit. A plan check fee will only be refunded if a plan check has not been conducted.
- (s) For permits which have expired, the building official may levy a permit reactivation fee of fifty dollars (\$50), plus two hundred dollars (\$200) for each inspection required to complete the project. This fee option may be assessed in lieu of the fees set forth in California Building Code Section 106.4.4 for expired permits.
- (t) The application fee to have a building or site reviewed for possible placement on the Lassen County historic building registry shall be one hundred dollars (\$100).
- (u) Copies will be charged as follows:

8.5" x 11" \$1.00 (with color add \$.25)  
8.5" x 14" \$1.25 (with color add \$.30)  
11" x 17" \$1.50 (with color add \$.50)  
Large plans/maps - \$6.00 per page (with color add \$1.00)  
Map Book (set) \$350.00 - (Lassen County Resolution No. 07-017)  
Record Map Book on CD \$500.00 (annual update \$50.00) - (Lassen County Resolution No. 07-017)

**SECTION THREE:** The "Building Valuation Data – August 2022" is attached to this ordinance as "Exhibit A". Said Building Valuation Data is provided by the International Code Council (ICC) and is updated every six (6) months. Said Building Valuation Data is utilized by Lassen County in accordance with Section 3.18.090 of the Lassen County Code to calculate applicable building permit fees in accordance with said section.

**SECTION FOUR:** If any section, subsection, sentence, clause, or phase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

## **Exhibit A**

### **International Code Council**

### **Building Valuation Data – February 2022**





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## Building Valuation Data – FEBURARY 2022

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2022. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the "average" construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2021 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

### Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is

underestimated. Again it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bidg. Dept. Budget x (\%)}}{\text{Total Annual Construction Value}}$$

### Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

### Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

### Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.

2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:



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Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.

. Square Foot Construction Cost:

B/IIB = \$214.08/sq. ft.

3. Permit Fee:

Business = 16,000 sq. ft. x \$214.08/sq. ft x 0.0075

= \$25,690



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### Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

**Square Foot Construction Costs <sup>a, b, c</sup>**

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	309.0 6	298.6 6	291.6 4	280.5 8	263.9 8	255.8 2	272.0 2	244.8 0	237.0 2
A-1 Assembly, theaters, without stage	282.8 5	272.4 5	265.4 2	254.3 7	237.7 7	229.6 1	245.8 1	218.5 9	210.8 0
A-2 Assembly, nightclubs	237.3 1	230.2 3	224.5 6	215.3 6	202.9 9	197.4 0	207.6 9	183.6 8	177.4 0
A-2 Assembly, restaurants, bars, banquet halls	236.3 1	229.2 3	222.5 6	214.3 6	200.9 9	196.4 0	206.6 9	181.6 8	176.4 0
A-3 Assembly, churches	286.9 0	276.4 9	269.4 7	258.4 2	242.2 3	234.0 7	249.8 6	223.0 5	215.2 6
A-3 Assembly, general, community halls, libraries, museums	244.7 7	234.3 7	226.3 4	216.2 9	198.9 4	191.7 9	207.7 3	179.7 7	172.9 8
A-4 Assembly, arenas	281.8 5	271.4 5	263.4 2	253.3 7	235.7 7	228.6 1	244.8 1	216.5 9	209.8 0
B Business	240.9 0	232.0 7	223.5 1	214.0 8	194.9 1	187.3 6	205.6 8	172.0 2	164.3 4
E Educational	257.7 0	248.8 9	242.3 5	231.9 0	216.4 7	205.5 4	223.9 2	189.2 1	183.3 1
F-1 Factory and industrial, moderate hazard	144.9 3	138.1 1	130.3 9	125.4 0	112.4 9	107.1 0	120.0 2	92.69	86.88
F-2 Factory and industrial, low hazard	143.9 3	137.1 1	130.3 9	124.4 0	112.4 9	106.1 0	119.0 2	92.69	85.88
H-1 High Hazard, explosives	135.2 9	128.4 7	121.7 5	115.7 6	104.1 4	97.75	110.3 9	84.34	N.P.
H234 High Hazard	135.2 9	128.4 7	121.7 5	115.7 6	104.1 4	97.75	110.3 9	84.34	77.53
H-5 HPM	240.9 0	232.0 7	223.5 1	214.0 8	194.9 1	187.3 6	205.6 8	172.0 2	164.3 4
I-1 Institutional, supervised environment	244.4 5	236.0 8	229.0 6	219.8 2	202.1 6	196.5 8	220.1 0	181.2 5	175.8 1
I-2 Institutional, hospitals	401.2 2	392.4 0	383.8 3	374.4 0	354.2 9	N.P.	366.0 0	331.4 0	N.P.
I-2 Institutional, nursing homes	279.1 5	270.3 2	261.7 6	252.3 3	234.6 4	N.P.	243.9 3	211.7 5	N.P.

I-3 Institutional, restrained	273.4 0	264.5 7	256.0 0	246.5 7	229.1 3	220.5 8	238.1 7	206.2 4	196.5 6
I-4 Institutional, day care facilities	244.4 5	236.0 8	229.0 6	219.8 2	202.1 6	196.5 8	220.1 0	181.2 5	175.8 1
M Mercantile	177.0 2	169.9 4	163.2 7	155.0 7	142.4 8	137.8 8	147.4 0	123.1 7	117.8 9
R-1 Residential, hotels	246.9 4	238.5 6	231.5 4	222.3 0	204.3 5	198.7 7	222.5 8	183.4 4	178.0 0
R-2 Residential, multiple family	206.8 1	198.4 3	191.4 1	182.1 7	165.4 1	159.8 3	182.4 6	144.5 0	139.0 6
R-3 Residential, one- and two-family <sup>d</sup>	192.5 8	187.3 7	182.5 3	178.0 4	172.8 5	166.5 9	175.0 1	160.3 5	150.8 7
R-4 Residential, care/assisted living facilities	244.4 5	236.0 8	229.0 6	219.8 2	202.1 6	196.5 8	220.1 0	181.2 5	175.8 1
S-1 Storage, moderate hazard	134.2 9	127.4 7	119.7 5	114.7 6	102.1 4	96.75	109.3 9	82.34	76.53
S-2 Storage, low hazard	133.2 9	126.4 7	119.7 5	113.7 6	102.1 4	95.75	108.3 9	82.34	75.53
U Utility, miscellaneous	104.9 8	99.04	93.31	89.21	80.44	74.45	85.33	63.42	60.43

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$23.20 per sq. ft.