
BUILDING PERMIT AND PLAN REVIEW FEES

January 1, 2021

Our Building Permit and Plan Review Fees are shown here. The values shown in this document reflect the fee rates in effect at the time of publication and are subject to change without notification. **The values shown in this document are for informational purposes only.** Please contact the Building Division to verify all fee estimates before submitting any Building Permit application.

Plan Review Fees. Whenever a review of plans is required to verify compliance with the California Building Standard Codes, a Plan Review Fee is due at time of application submittal, see page 2. A Plan Review Fee is in addition to Permit Fees. The Plan Review Fee is either 75% of all Permit Fees and Surcharges, or whenever Life/Safety and Egress is required, 100% of the total Permit Fees and Surcharges, with a minimum charge of \$155.

Building Permit Fees. Building Permit Fees are due and payable at the time of permit issuance. You will always need to supply the valuation, or cost of the work being performed on your project, on your application for a building permit. A 5% Technology Fee is assessed on all Permits. Electrical, mechanical or plumbing projects without any building alterations such as water heater or furnace replacements, are typically not subject to additional Permit Surcharges. State mandated SMIP and CBSC fees are required on Building Permits.

Many non-structural repair and remodel permits for work on a home are assessed a fixed fee that is not valuation based, see page 2. Typical projects with fixed fees include home kitchen remodels, bathroom remodels, reroofing and swimming pools.

Permit Fees for all other permit types are based on valuation, see pages 3 and 4. New Construction and Addition valuations are usually based on square footage using our New Construction Valuation Table, see page 5. The valuation for other types of projects, such as repair, remodel and tenant improvements, is based on the construction cost supplied by the applicant on the application, or as determined by the Building Official.

Permit Surcharges. Additional Permit Fee Surcharges are also added to Building Permits as applicable, see page 3. Additional surcharges are assessed whenever Sub-Trades (electrical, plumbing or mechanical work), Energy, Accessibility, Green Building and/or Storm water treatment systems are required in conjunction with a Building Permit. All new buildings, additions, commercial alterations and TI's are also required to have a Waste Management Plan (WMP). Demolitions with a valuation of \$25,000 or more, and residential remodels with valuation of \$125k or more are also required to have a WMP. Those projects will be assessed either a Waste Management Plan Fee or a Green Building Surcharge, as applicable.

Fire Sprinkler, Fire Alarm and Hazardous Materials Permits. These applications and plans are submitted at our Permit Center and routed to the Livermore Pleasanton Fire Department for review. See our separate [Fire Permit Handouts for Fees](#).

Development Fees. Development Fees are applicable to newly constructed buildings and additions, or whenever a change of use within an existing building creates additional traffic and/or sewer impact. Development Fees are paid at the time of Building Permit Issuance at that current rate, see our separate [Development Fees Handout](#).

PLAN REVIEW FEES

<p><u>BUILDING PLAN REVIEW FEE</u> When plans and documents are required, a plan review fee shall be paid at the time of submittal for plan review.</p>	75% of Permit Fees, One-Hour minimum*
<p><u>BUILDING LIFE SAFETY PLAN REVIEW FEE</u> When plans and documents are required, and the review includes life safety and egress, a plan review fee shall be paid at the time of submittal.</p>	100% of Permit Fees, One-Hour minimum*
<p><u>COPY MODEL PLAN REVIEW FEE</u> For each building permit in a development after the model plan review has been approved.</p>	25% of the Model Plan Review Fee
<p><u>ON-SITE PERMIT PLAN REVIEW FEE</u> Plan Review of utility, accessibility or other permitted improvements outside of a Structure on private property.</p>	1% of On-Site Valuation
<p><u>DEFERRED SUBMITTAL PLAN REVIEW FEE</u> Required at the time of deferred submission of plans and documentation whenever any project component, such as sub-trade plans, floor or roof truss packages, etc., are submitted after building permit issuance.</p>	5% of Plan Review Fee, One-hour minimum*
<p><u>ADDITIONAL PLAN REVIEW FEE</u> An additional charge may be applied when more than two resubmittals require review to the initial plan review, or for revisions to previously approved plans.</p>	Time and Material, One-hour minimum*
<p><u>EXPEDITED PLAN REVIEW FEE</u> When requested by an applicant and staff is available, the following surcharge will be added for an expedited plan review.</p>	Additional 50% of Plan Review Fees
<p><u>HOURLY PLAN REVIEW RATES</u> *All Hourly Plan Review Fees are based on fully burdened plan checker cost or current consultant hourly rate, whichever is applicable.</p>	\$155.00
<p><u>ALTERNATE MEANS & METHODS REQUEST FEE</u> Plan review requests for alternate means and methods</p>	Time & Material 1-hr min

FIXED PERMIT FEES TABLE

<p><u>Kitchen Remodel Permit Fee</u> Permit fee for a kitchen remodel permit within a dwelling, including Sub-Trade fees.</p>	\$455.00
<p><u>Bathroom Remodel Permit Fee</u> Permit fee for each bathroom remodel permit within a dwelling, including Sub-Trade fees.</p>	\$320.00
<p><u>Residential Re-Roof Permit Fee</u> Permit fee for a one- or two-family dwelling reroof permit, including garage.</p>	\$250.00
<p><u>Residential Swimming Pool Fee</u> Permit fee for a swimming pool or in-ground spa permit at a one- or two-family dwelling, including Sub-Trade fees.</p>	\$730.00
<p><u>Residential Electrical Permit Fee</u> Any permit for Electrical work not itemized, in conjunction with an associated Building Permit in a one- or two-family dwelling, or within one multi-family unit.</p>	\$100.00
<p><u>Non-Residential Electrical Permit Fee</u> Any permit for Electrical work not otherwise specifically itemized or in conjunction with an associated Building Permit within a multi-family or non-residential building.</p>	\$100.00
<p><u>Residential Mechanical Permit Fee</u> Any permit for Mechanical work within a one- or two-family dwelling or within one multi-family unit, and not in conjunction with an associated Building Permit.</p>	\$100.00
<p><u>Non-Residential Mechanical Permit Fee</u> Any permit for Mechanical work not otherwise specifically itemized or in conjunction with an associated Building Permit within a multi-family or non-residential building.</p>	\$100.00
<p><u>Residential Plumbing Permit Fee</u> Any permit for Plumbing work in a one- or two-family dwelling, or within one multi-family unit, not in conjunction with an associated Building Permit.</p>	\$100.00
<p><u>Non-Residential Plumbing Permit Fee</u> Any permit for Plumbing work not otherwise specifically itemized or in conjunction with an associated Building Permit within a multi-family or non-residential building.</p>	\$100.00

BUILDING PERMIT FEE TABLE

Total Project Valuation	Base Permit Fee	Plus
\$1 - \$1,000	\$100.00	
\$1,001 - \$2,000	\$125.00	
\$2,001 - \$25,000	\$155.00	\$13.70 for each additional \$1,000 (or fraction thereof) up to and including \$25,000
\$25,001 - \$50,000	\$470.00	\$12.00 for each additional \$1,000 (or fraction thereof) up to and including \$50,000
\$50,001 - \$100,000	\$770.00	\$8.20 for each additional \$1,000 (or fraction thereof) up to and including \$100,000
\$100,001 - \$500,000	\$1,180.00	\$6.79 for each additional \$1,000 (or fraction thereof) up to and including \$500,000
\$500,000 - \$1,000,000	\$3,895.00	\$5.44 for each additional \$1,000 (or fraction thereof) up to and including \$1,000,000
over \$1,000,000	\$6,615.00	\$4.72 for each additional \$1,000 (or fraction thereof) above \$1,000,000

PERMIT SURCHARGES

Sub-Trades Surcharge Unless specified elsewhere, applicable to all projects with multi-trade construction being performed in conjunction with a building permit.	25% of Building Permit Fee
Energy Surcharge Unless specified elsewhere, applicable to permitted projects subject to compliance with Title 24, Part 6, the California Energy Code.	25% of Building Permit Fee
Accessibility Surcharge Applicable to all projects requiring compliance with State of California Accessibility, FHAA and/or ADA Requirements.	15% of Building Permit Fee
Green Building Surcharge For all permits requiring compliance with California Green Building Standards (Includes Waste Management Fee).	15% of Building Permit Fee
Stormwater Surcharge For all covered projects requiring SWPPP, On-Site stormwater treatment and/or pre-treatment.	15% of Building Permit Fee
Waste Management Plan Fee Nonrefundable fee to administer and implement the WMP review and verification on covered projects not otherwise subject to the Green Building Surcharge.	\$150.00

GRADING

	Plan Review Fee	Permit Fee
Less than 50 cubic yards	Exempt	Exempt
50 to 10,000 cubic yards	first 1,000 cubic yards	\$230.00
	each additional 1,000 cubic yards or fraction thereof	\$17.00
10,001 cubic yards or more	first 10,000 cubic yards	\$385.00
	each additional 1,000 cubic yards or fraction thereof	\$12.00

STATE OF CALIFORNIA FEES

Strong Motion Instrumentation Program (SMIP)	Residential, per \$1,000 valuation	\$0.13 (\$.50 min)
	Non-Residential, per \$1,000 valuation	\$0.28 (\$.50 min)
CBSC Special Revolving Fund	per \$25,000 valuation or fraction thereof	\$1.00

OTHER PERMIT TYPES, ITEMS AND FEES

On-Site Permit Fee Permit fee for utility, accessibility or other permitted improvements outside of a Structure on private property.		2% of On-Site Valuation
Foundation Only Permit Fee Permit for a new foundation system separated from and prior to issuance of a building permit for a new Structure.		10% of the Project Permit Fee
Technology Fee For permitting software licensing, IVR licensing, archiving and additional technology costs associated with providing permitting and inspection services.		5% of total Permit Fees
Receptacles, lighting switches, luminaires, other electrical outlets or appliances , requiring a permit not within a residential unit, up to 20A, each 1,000 ft ² of floor area.		\$100.00
Electrical Service Panel or Subpanel , up to 1,000A, each		\$150.00
Electrical Service Panel or Subpanel , over 1,000A, each		\$200.00
Illuminated Signs, Outline Lighting and Marquees , each circuit		\$100.00
Busways , each 500 lineal feet or fraction thereof		\$100.00
Residential Photo-Voltaic Systems (includes Plan Review Fee)	Up to 10kW	\$250.00
	Over 10kW	\$450.00, plus \$15/kW above 10
Non-Residential Photovoltaic Systems (includes Plan Review Fee)	Up to 30 kW	\$33 per kW, \$500 minimum
	Over 30kW	\$1,000, plus \$5/kW above 30
Electrical Power Apparatus Equipment, Generators, Transformers, etc. (Rating in HP, kW, or kVA,)	Up to and including 49, each	\$100.00
	Up to and including 99, each	\$150.00
	Over 100, each	\$200.00
Furnace, ductwork, ventilation systems, appliances or other mechanical work requiring a permit not within a residential unit, each 1000 square feet of floor area.		\$100.00
Commercial Kitchen Hood , each		\$300.00
Boilers , each		\$200.00
Evaporative Cooler or Heat Pump , each		\$100.00
Air Handling System , each		\$200.00
Residential Plumbing Permits Any permit for Plumbing work in a one-or two-family dwelling, or within a multi-family unit, not in conjunction with an associated Building Permit.		\$100.00
Non-Residential Plumbing Permits Any permit for Plumbing work in a multi-family or non-residential building not specifically itemized, or in conjunction with an associated Building Permit.		\$100.00
Sewer piping & vents, water piping, gas piping, fixtures and appliances or other plumbing requiring a permit not within a residential unit, each 1000 square feet of floor area.		\$100.00
Fats, Oil or Grease (FOG) interceptor or other pre-treatment clarifier , each		\$400.00
Stormwater piping or treatment systems , each system		\$400.00
ADMINISTRATIVE CHARGE FOR MISCELLANEOUS REQUESTS: Administrative costs associated with items not otherwise specified, reports and requests not covered by permit or plan review fees.		Time & Material Basis, \$20 Minimum
MISC BUILDING INSPECTION FEES** **All Hourly Inspection Rates are based on fully burdened building inspector rate or consultant cost, whichever is greater, currently \$140 / hour.	Inspections outside normal business hours	2-hr minimum
	Re-inspections	2-hr minimum
	Inspections for which no fee is specifically indicated	2-hr minimum
	Housing Inspections, requested by home owner	1-hr minimum
	Temp Occupancy Inspection (up to 30 days max)	4-hr minimum
ALTERNATE MEANS & METHODS REQUEST FEE Plan review requests for alternate means and methods		Time & Material 1-hr min
INVESTIGATION FEE Applicable to any work commenced on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the permits and approvals, in addition to the required permit fees.		100% of Building Permit Fees

2021 New Construction Valuation Table

(per sf, unless otherwise noted)

Apartment Houses (R-2):	
Type I	\$215
Type I- Basement Garage	\$105
Type III	\$175
Type V- Masonry	\$175
Type V- Wood Frame	\$155
Type V- Private Garage	\$60
Open Carport	\$45
Assembly Occupancies (A-3):	
Type I	\$255
Type II A	\$235
Type II B	\$225
Type III A	\$205
Type III B	\$200
Type V A	\$185
Type V B	\$175
Banks (B):	
Type I	\$250
Type II A	\$235
Type II B	\$225
Type III A	\$205
Type III B	\$195
Type V A	\$180
Type V B	\$175
Care Facilities (I-1, I-2, R-3.1, R-4):	
Type I	\$255
Type II A	\$240
Type II B	\$230
Type III A	\$210
Type III B	\$205
Type V A	\$190
Type V B	\$185
Churches (A-3):	
Type I	\$300
Type II A	\$280
Type II B	\$270
Type III A	\$255
Type III B	\$245
Type V A	\$230
Type V B	\$220
Convalescent Hospitals (I-1, I-2):	
Type I	\$255
Type II A	\$240
Type III A	\$215
Type V A	\$190

One- and Two-Family Homes:	
Wood Frame	\$170
Masonry	\$220
Garage- Wood Frame	\$60
Garage- Masonry	\$105
Open Carport	\$45
Hotels and Motels (R-1):	
Type I	\$260
Type III A	\$215
Type III B	\$210
Type V A	\$195
Type V B	\$185
Factories, Industrial (F-1, F-2):	
Type I	\$155
Type II A	\$140
Type II B	\$140
Type III A	\$120
Type III B	\$115
Tilt-up	\$135
Type V A	\$105
Type V B	\$100
Libraries (A-3):	
Type I	\$255
Type II A	\$235
Type II B	\$225
Type III A	\$205
Type III B	\$200
Type V A	\$185
Type V B	\$175
Medical Offices (B):	
Type I	\$310
Type II A	\$320
Type II B	\$305
Type III A	\$250
Type III B	\$240
Type V A	\$215
Type V B	\$205
Offices (B):	
Type I	\$250
Type II A	\$235
Type II B	\$225
Type III A	\$205
Type III B	\$195
Type V A	\$180
Type V B	\$175

Public Garages* (S-2):	
Type I	\$135
Type I Open Parking*	\$115
Type II B	\$115
Type III A	\$105
Type III B	\$100
Type V A	\$85
Restaurants (A-2):	
Type III A	\$215
Type III B	\$210
Type V A	\$195
Type V B	\$190
Schools (E):	
Type I	\$275
Type II A	\$260
Type III A	\$230
Type III B	\$220
Type V A	\$200
Type V B	\$195
Service/Fueling Stations (M):	
Type II B	\$155
Type III A	\$160
Type V A	\$140
Canopies*	\$60
Retail Stores (M):	
Type I	\$190
Type II A	\$175
Type II B	\$165
Type III A	\$155
Type III B	\$150
Type V A	\$135
Type V B	\$130
Warehouses* (S-1, S-2):	
Type I	\$145
Type II A	\$130
Type II B	\$125
Type III A	\$110
Type III B	\$105
Type V A	\$90
Type V B	\$85
Associated Equipment:	
Air Conditioning- Commercial	\$10
Air Conditioning- Residential	\$10
Fire Sprinkler Systems	\$5

Miscellaneous Project Valuations					
Ag Barn	\$55	Greenhouse,unconditioned	\$55	Retaining Wall, 8' freeboard LF	\$120
Arbor	\$40	Mechanical Room	\$120	Storage Shed	\$55
Cabana, unconditioned	\$100	Patio Room, Unheated	\$55	Conditioned Storage area	\$170
Covered Exterior Walkway	\$65	Poolhouse, with HVAC	\$170	Unconditioned Storage	\$155
Covered Porch	\$40	Porte Cocher	\$40	Basements- Semi-Finished	\$60
Exterior Deck	\$40	Public Restroom	\$65	Basements- Un-Finished***	\$40
Exterior Walkway, Enclosed	\$235	Pump Station	\$95	Trash Enclosure	\$95
Foundation - Manuf. Home	\$75	Residential Deck, Stairway	\$45	Wood Fence, over 7' per LF	\$40
Gate, Guardhouse, etc.	\$55	Retaining Wall, < 4' per LF	\$65	Conc./Precast Wall, < 4' ret. LF	\$75
Gazebo	\$40	Retaining Wall, < 6' per LF	\$90	Conc./Precast Sound Wall LF	\$55

All rates include AC unless marked by *.
Add 5 percent to total cost for each additional story over three.
Deduct 20 percent for shell-only building.

City of Pleasanton Authorized Plan Check Consultants

- 4Leaf, Inc., 2110 Rheem Dr, Suite A, Pleasanton, CA 94588
(925) 462-5959 <http://www.4leafinc.com/>
- Independent Code Consultants, Inc., 6280 West Las Positas Blvd, Suite 220, Pleasanton, CA 94588
(925) 264-9559 <https://www.independentcodeconsultants.com/>
- Shums Coda Associates, Inc., 5776 Stoneridge Mall Rd, Suite 150, Pleasanton, CA 94588
(925) 463-0651 <http://www.shumscoda.com/>
- TRB + Associates, Inc., 3180 Crow Canyon Pl, Suite 216, San Ramon, CA 94583
(925) 866-2633 <http://www.trbplus.com/>
- West Coast Code Consultants, Inc., 2400 Camino Ramon, Suite 240, San Ramon, CA 94583
(925) 275-1700 <http://www.wc-3.com/>

The City of Pleasanton Building and Safety Division contracts with outside consultants to perform plan review on our behalf, and when requested by applicants, third party plan reviews. This service is only available for Building and Fire Code related plan reviews, and is not available for any other reviewing agencies or Divisions, such as the City of Pleasanton Planning Division, Engineering Department or the Alameda County Environmental Health Department.

Over-the Counter Plan Review is not available at this time.

All applications, plans and supporting documents must be submitted electronically through the City of Pleasanton website portal at http://www.cityofpleasantonca.gov/gov/depts/cd/building/electronic_plan_submittal.asp. All applicable plan review fees must be paid at the time of submittal, and in no case prior to any review by any party. An Express Plan Review may be requested for smaller projects. Initial Plan review turn-around time is typically 10 business days for small jobs, 15 business days for additions, alterations and Tenant Improvements, and 25 business days for new construction or unusually complex projects. Larger or more complex projects, such as restaurant TI's, must be submitted for plan review.

Expedited Building plan review is based upon the availability of plan review personnel, and the applicant must contact the assigned reviewer (in-house or consultant) directly if requested. The expedited plan review fee must be paid in advance. When utilizing a consultant for expedited or third party review, the turnaround time and any additional or expedited fee is negotiated directly between the applicant and the consultant.

After the final review is completed and approved, it will take up to an additional two working days for processing prior to permit issuance. Additional Permit Center staff time and fees may also be required if all required information is not submitted by the applicant.

*Note: **This handout contains typical fees collected by the Building and Safety Division** at either the time of submittal and/or permit issuance. Actual fees will be determined by our staff, both at the time of application submittal and prior to permit issuance. In addition, there may be fees for your project required by the Public Works/Engineering Department, (925) 931-5650, and/or Planning Division, (925) 931-5600. Contact those divisions directly for more information.*

California state law requires that School Impact fees must be paid before building permits may be issued for additions and new construction exceeding 500 square feet. A receipt from the school district must be presented to the Building and Safety Division Counter before a permit may be issued. Call the Pleasanton Unified School District for appointments & fee estimates at (925) 462-5500.

If you need help or further information, please contact the City of Pleasanton Building and Safety Division at (925) 931-5300, or email buildingdivision@cityofpleasantonca.gov.