

City Of Monterey Park

BUILDING AND SAFETY

(Effective 07/01/2020)

PLAN CHECK AND PERMIT RELATED FEES

<u>Building Plan Check/Permit Fees</u>	See fee table on page 4
<u>Electrical Plan Check/Permit Fees</u>	See fee table on page 5
<u>Plumbing Plan Check/ Permit Fees</u>	See fee table on page 6
<u>Mechanical Plan Check/ Permit Fees</u>	See fee table on page 7
<u>Energy Plan Check/Permit Fees</u>	\$88.10/ ksf where applicable
<u>Accessibility Plan Check/Permit Fees</u>	\$88.10/ ksf where applicable

Plans Archival/Records Management

0.1% of Valuation

(For all building permits)

General Plan Revision Surcharge

0.2% of Valuation

(For all building permits)

Strong Motion Tax – State of California

Residential	0.013% of Valuation
Non- Residential	0.028% of Valuation

(For all building permits except Demolition)

Green – State of California

Permit Valuation	Fee
\$1 – 25,000	\$1
\$ 25,001 – 50,000	\$2
\$ 50,001 – 75,000	\$3
\$ 75,001 – 100,000	\$4
Every \$25,000 or fraction thereof above \$100,000	Add \$1

(For all building permits except Demolition)

PLAN CHECK AND PERMIT RELATED FEES (Cont.)

Engineering Plan Check (For all projects affecting site drainage or public works)

Please contact Engineering Division at (626) 307-1320 for plan check and inspection fees. A separate plan check and permit fees for the following, if applicable:

1. Grading Permit;
2. Encroachment Permit;
3. Geotechnical or Geological Investigation review;
4. Public Works improvement.

Water Division

Please contact Water Division at (626) 307-1294 for plan check, inspection fees and water meter upgrades.

Fire Prevention Plan Check

Please contact Fire Prevention at (626) 307-1308 for plan check fees.

A separate plan check and permit fees for an automatic fire sprinkler system may be applicable.

Development Impact Fee

Detached Dwelling Units - \$10,529/unit
Attached Dwelling Units - \$9,625/unit
Commercial Lodging Units - \$2,919/unit
Retail, Service, Office - \$4.170/sq. ft.
Manufacturing, Industrial - \$1.583/sq. ft.
Institutional - \$1.521/sq. ft.
Single Family House additions or alterations are exempt.

School fee** Paid at various school district offices; please contact the following school district offices:

Alhambra School District	(626) 308-2200
Garvey School District	(626) 307-3456
Los Angeles School District	(213) 743-3670
Montebello School District	(323) 887-3044

** Residential additions of 500 sq. ft. or less may not be subject to school fees, but must be registered with the School District to receive clearance for permit.

PLAN CHECK AND PERMIT RELATED FEES (Cont.)

County Sanitation fee. Paid at County Sanitation District; please contact:

Contact Los Angeles County Sanitation District
(562) 699-7411 or (323) 685-5217
1955 Workman Mill Rd., Room 103
Whittier, CA 90607

Grease or Other Industrial Waste

Eating establishment, auto garage, photo or printing shop, laboratory, medical office and other facilities which generate industrial waste, may require waste traps, interceptors or sample boxes. Please contact Fire Prevention at (626) 307-1308 for separate plan check and permit fees.

City Of Monterey Park

BUILDING AND SAFETY

(Effective 07/01/20)

BUILDING PERMIT FEE SCHEDULE

VALUATION	FEE	VALUATION	FEE
\$1,000	\$76.50	\$30,000	\$792.00
1,500	\$114.00	32,000	\$828.00
2,000	\$154.00	34,000	\$866.00
2,500	\$179.00	36,000	\$907.00
3,000	\$204.00	38,000	\$944.00
3,500	\$230.00	40,000	\$983.00
4,000	\$255.00	42,000	\$1,020.00
5,000	\$281.00	44,000	\$1,058.00
6,000	\$306.00	46,000	\$1,097.00
7,000	\$332.00	48,000	\$1,134.00
8,000	\$357.00	50,000	\$1,174.00
9,000	\$384.00	55,000	\$1,250.00
10,000	\$409.00	60,000	\$1,326.00
12,000	\$448.00	65,000	\$1,404.00
14,000	\$486.00	70,000	\$1,480.00
16,000	\$523.00	75,000	\$1,556.00
18,000	\$561.00	80,000	\$1,632.00
20,000	\$599.00	85,000	\$1,710.00
22,000	\$639.00	90,000	\$1,785.00
24,000	\$677.00	95,000	\$1,848.00
26,000	\$715.00	100,000	\$1,913.00
28,000	\$753.00		

OVER \$100,000 - \$11.75 for each additional \$1,000 valuation (or fraction thereof):

BUILDING PLAN CHECK FEE shall be equal to 81.2% of the Building Permit Fee. Fractions above a stated amount shall be carried to the next higher valuation. Plan check fee for plan revision after permit is issued, shall be based on an hourly rate of \$128.50 per hour. (min. 0.5 hours).

BUILDING ISSUANCE FEES shall be \$42.50 for one trade and \$27.65 for each additional trade.

ELECTRICAL PERMIT FEE SCHEDULE

\$42.50	Permit Issuance Fee
	600 Volts or less Services, each
\$170.30	Up to 200 Amperes
\$193.80	201 Amperes to 599 Amperes
\$255.00	600 Amperes or more
\$255.00	Over 600 Volts Services, each
\$37.20	Sub-panel or Switchboard
\$62.60	Temporary Power Pole
	Power Apparatus: Motors, Generators, Transformers, Rectifiers, Synchronous Converters, Capacitors, Air Conditioners, Heat Pumps, Other Electrical Heating Systems, Cooking or Baking Equipment, each. Rating in Horsepower (HP), Kilowatts (KW), or Kilovolt-Amperes (KVA).
\$38.25	Up to 1
\$76.50	Over 1 up to 10
\$154.00	Over 10 up to 50
\$229.50	Over 50
25.50	Dishwashers, Disposal, Clothes Washers, Clothes Dryers, Bath Fans, Trolley Bus ways, each.
11.75	Branch Circuits (Including Circuit Breakers), each.
4.30	Receptacles, Switches, Fixtures, Junction Boxes, Other Outlets, each.
37.20	Illuminated Signs, Outline Lighting, Festoon Lighting, each transformer.
51.00	Swimming Pools, no Spas.
102.00	Spas or Swimming Pools with Spas.

Permits are required for new installation, replacement, or relocation of each item listed above.

PLAN CHECK FEE shall be equal to 81.2% the permit fee, when plan check is required.

PLUMBING PERMIT FEE SCHEDULE

\$42.50	Permit Issuance Fee
25.50	Each plumbing fixture including its water supply, trap, and drainage piping: Toilet, Urinal, Tub, Shower, or Combination, Mop Sink, Laundry Tray, Kitchen Sink, Bar Sink, Lavatory, Floor Drain, Floor Sink, Residential Dishwasher, Clothes washer, Drinking Fountain, Rainwater Drains, P-Trap, Water Treatment Equipment.
25.50	Water Piping, Drain Piping, Vent Piping.
76.50	Water Supply System, Drainage System, Vent System, each system.
25.50	Backflow Devices or Anti-Siphon Devices, each.
51.00	Gas Piping, each meter.
11.50	Each Gas Outlet.
62.60	Commercial Grease Trap, Commercial Grease Interceptor, Industrial Waste Interceptor, each.
51.00	Sewer Connections, Sewer Extensions, each.
25.50	Sewer Cap, each.
62.60	Sump Pump Systems, Sewage Ejector Systems, each.
102.00	Pool, Spa, or Combination thereof, including trap and piping.
56.30	Water Heater including Water Piping and Vent System.

Permits are required for new installation, replacement, or relocation of each item listed above.

PLAN CHECK FEE shall be equal to 81.2% the permit fee, when plan check is required.

MECHANICAL PERMIT FEE SCHEDULE

\$42.50	Permit Issuance Fee
	Furnace or space heater:
51.00	Up to 100M B.T.U.
76.50	Over 100M B.T.U.
	Compressor Boiler:
51.00	Up to 3 HP or 100M B.T.U.
62.60	Over 3 HP or 100M B.T.U., up to 15 HP or 500M B.T.U.
102.00	Over 15 HP or 500M B.T.U., up to 30 HP or 1000M B.T.U.
178.50	Over 30 HP or 1000M B.T.U.
62.60	Absorption Units, Evaporative Coolers each
25.50	VAV Control Box
6.40	Diffusers or Registers, each
37.20	Vent Fan, Residential Hood, Appliances Vents, Duct Extension or Alteration, each
128.50	Commercial Hood including motor duct
51.00	Metal Fireplace & Chimney, Storage Tanks, Dipping Tanks, Coil, Appliance or Equipment not listed.
11.70	Gas Outlet, each

Permits are required for new installation, replacement, or relocation of each item listed above.

PLAN CHECK FEE shall be equal to 81.2% of the permit fee, when plan check is required.

BUILDING VALUATION
SQUARE FOOT CONSTRUCTION COSTS ^{a,b,c}

Group (2018 International Building Code) 6/20	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	247.86	239.47	233.25	223.81	210.17	204.10	216.62	195.46	188.40
A-1 Assembly, theaters, without stage	227.10	218.71	212.49	203.05	189.41	183.34	195.86	174.70	167.65
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33
A-3 Assembly, churches	229.69	221.30	215.08	205.64	192.37	187.27	198.45	177.66	170.60
A-3 Assembly, general, community halls, libraries, museums	192.20	183.81	176.59	168.15	153.51	148.44	160.96	138.80	132.75
A-4 Assembly, arenas	226.10	217.71	210.49	202.05	187.41	182.34	194.86	172.70	166.65
B Business	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08
E Educational	209.90	202.64	196.82	188.34	175.49	166.60	181.86	153.45	148.75
F-1 Factory and industrial, moderate hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95
F-2 Factory and industrial, low hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	N.P.
H234 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56
H-5 HPM	200.26	192.96	186.54	177.38	161.90	155.84	170.40	142.43	136.08
I-1 Institutional, supervised environment	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
I-2 Institutional, hospitals	335.53	328.23	321.81	312.65	296.45	N.P.	305.67	276.99	N.P.
I-2 Institutional, nursing homes	233.12	225.82	219.40	210.24	195.51	N.P.	203.26	176.05	N.P.
I-3 Institutional, restrained	227.71	220.41	213.99	204.83	190.84	183.78	197.85	171.37	163.02
I-4 Institutional, day care facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76
R-3 Residential, one- and two-family ^d	155.84	151.61	147.83	144.09	138.94	135.27	141.72	130.04	122.46
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56
U Utility, miscellaneous	84.66	79.81	74.65	71.30	64.01	59.80	68.04	50.69	48.30

- 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) = \$22.45 per sq. ft.

BUILDING VALUATION FOR ALTERATIONS

Extent of Alteration	% of Building Valuation as if New Construction ¹	Definition of the Extent of Alteration ^{2,4}
Minor	20%	Cosmetic work - refinishing walls, ceilings, floors; minor mechanical, electrical, plumbing; only incidental structural work.
Medium	40%	Addition or removal of some walls or extensive construction of partitions; projects with more involved mechanical, electrical, plumbing work, such as residential additions or renovations of bathrooms and kitchens, commercial replacement of many existing walls, ceilings, floors; replacement of substantial portions of the glazing systems if a major portion of the project; medium projects may include minor changes to the exterior envelope or structural systems.
Major	60%	Addition or demolition of many walls; installation of new glazing systems in conjunction with major remodeling; upgrading of structural systems in some portions to receive increased loads in limited areas. Significant upgrades to mechanical, electrical or plumbing systems in conjunction with significant refinishing of surfaces.
Full ³	80%	Demolition of all non-structural portions leaving a structural shell; installation of new or substantial replacement of electrical, mechanical systems in conjunction with significant changes in room configuration; significant structural upgrading to meet seismic requirements or other substantial structural renovation, extensive structural repair, and establishing occupancy or use.

¹ Determine the valuation of new construction by using the Building Valuation Square Foot Construction Costs.

² The extent of alteration includes one or more of the elements in the definition. The floor area affected shall be calculated on the entire areas of the rooms where alterations are proposed. If a project has areas for which it is reasonable to distinguish as being of different categories, it is appropriate to calculate the area separately to develop the value.

³ Applications where the scope of work exceeds the description for "Full" in the "Building Valuation for Alterations Table" is considered a rebuild and will be required to pay full fees.

⁴ Valuation beyond the general scope will be determined by Building Staff.

Racks over 5'9"

Steel Frame (sq. ft. of Shelf)..... \$ 13.00 sq. ft.

Reroofing

Tear Off..... \$ 1.00 sq. ft.
Sheathing..... \$ 1.50 sq. ft.
Built-up..... \$ 3.50 sq. ft.
Asphalt Shingles
 Standard Strip..... \$ 2.00 sq. ft.
 Multi-Layer..... \$ 3.50 sq. ft.
Wood
 Shingles..... \$ 6.50 sq. ft.
 Shakes..... \$ 7.00 sq. ft.
Concrete..... \$ 6.00 sq. ft.
Clay/Slate..... \$10.50 sq. ft.
Metal..... \$ 4.00 sq. ft.

Signs

Wall Sign..... \$ 75.00 sq. ft.
Pole and Projecting..... \$225.00 sq. ft.

Non-Retaining Walls & Fences

Concrete Block
 6" up to 6 Feet..... \$120.00 L/F
 6" Over 6 Feet to 8 Feet..... \$160.00 L/F
 8" up to 6 Feet..... \$140.00 L/F
 8" Over 6 Feet to 8 Feet..... \$180.00 L/F
Wood Fence
 Up to 6 Feet..... \$ 45.00 L/F
 Over 6 Feet to 8 Feet..... \$ 60.00 L/F
Wrought Iron Fence
 Up to 6 Feet..... \$ 45.00 L/F
 Over 6 Feet to 8 Feet..... \$ 60.00 L/F

Retaining Walls

	Valuation per L/F
Concrete Cantilever	
Up to 6 Feet.....	\$ 245.00
Over 6 Feet to 8 Feet.....	\$ 290.00
Over 8 Feet to 10 Feet.....	\$ 405.00
Over 10 Feet to 20 Feet.....	\$1,130.00

NOTE: Height of retaining wall is measured from top of wall to bottom of footing.

Demo

Single Story	
Up to 1,600 sq. ft.	\$ 7,000.00
Over 1,600 sq. ft. to 3,200 sq. ft.	\$14,000.00
Two Story	
Up to 2,400 sq. ft.	\$10,500.00
Over 2,400 sq. ft.	\$18,500.00
Three Story	
Up to 3,200 sq. ft.	\$14,000.00
Over 3,200 sq. ft.	\$23,000.00