

MEMORANDUM

December 06, 2019

TO: MEMBERS, PORT COMMISSION
Hon. Kimberly Brandon, President
Hon. Willie Adams, Vice President
Hon. Gail Gilman
Hon. Victor G. Makras
Hon. Doreen Woo Ho

FROM: Elaine Forbes
Executive Director

SUBJECT: Authorization to (1) file with the California Building Standards Commission, the Port's amendments to the 2019 California Building Standards Code and the local findings that support such modifications; (2) repeal the current 2016 Port of San Francisco Building Standards Code (which includes the 2016 Port of San Francisco Building, Existing Building, Mechanical, Electrical, Plumbing, and Green Building Standards Codes), effective midnight, December 31, 2019; and (3) adopt the 2019 Port of San Francisco Building Standards Code (which includes the 2019 Port of San Francisco Building, Existing Building, Mechanical, Electrical, Plumbing, and Green Building Standards Codes) with an effective date of January 1, 2020.

DIRECTOR'S RECOMMENDATION: Approve attached Resolution No. 19-49

Introduction

On November 12, 2019, the Port Chief Building Inspector informed the Port Commission that the California Building Standards Commission had adopted a new 2019 edition of the California Building Standards Code ("State Code"), which will become effective on January 1, 2020. The new 2019 edition of the State Code (codified in Title 24 of the California Code of Regulations) will supersede the current 2016 edition of the California Building Standards Code, and become the new statewide uniform building code. As a result, the current (1) 2016 Port of San Francisco Building Code; (2) 2016 Port of San Francisco Existing Building Code; (3) 2016 Port of San Francisco Mechanical Code; (4) 2016 Port of San Francisco Electrical Code; (5) 2016 Port of San Francisco Plumbing

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Code; and (6) Port of San Francisco Green Building Standards Code, (collectively known as the 2016 Port of San Francisco Building Standards Code), which are based upon the 2016 edition of the California Building Standards Code - will become outdated and ineffective, on January 1, 2020.

The California Building Standards Law (California Health and Safety Code Section 18901, and following) mandates that local municipalities apply the 2019 State Code, provided that a local jurisdiction may make modifications to the State Code and other regulations it determines are reasonably necessary because of local climatic, geological or topographical conditions (identified in "local findings") as specified by Health and Safety Code Sections 17958.5 and 17958.7. In order to meet this requirement, Port staff requests that the Port Commission adopt the 2019 edition of the State Code with the Port's code amendments based upon local findings. This will enable the continuance of the Port's local code amendments, current administrative procedures, submittal requirements and appeal processes that address the Port's marine environment, facilities and maritime operations.

Strategic Objective:

Adoption of updates to the Port of San Francisco Building Standards Code supports the following objectives:

Resiliency – Port of San Francisco Codes incorporate the latest code regulations which establish the minimum requirements to safeguard the public health, safety, and general welfare through structural strength, stability, fire safety, and general quality of construction.

Sustainability – Port of San Francisco Codes incorporate the 2019 Green Building Codes which promote the latest environmentally sustainable practices in building construction and operation.

Background

The Port of San Francisco derives its authority to regulate and permit building construction and improvements within its jurisdiction from the Burton Act (Statutes 1968, Chapter 1333) and relevant sections of the Agreement Relating to Transfer of the Port of San Francisco from the State of California to the City and County of San Francisco. Port staff has established a Building Permit Group as part of the Port Engineering Division with the responsibility for enforcement, administration, and interpretation of building standards on Port property. The Port Engineering Division's Building Permit Group is considered a local building department.

The Building Permit Group has prepared an updated set of building codes for Port Commission consideration and adoption. The proposed 2019 Port of San Francisco Building, Existing Building, Mechanical, Electrical, Plumbing, and Green Building Standards Codes (collectively referred to herein as the "2019 Port of San Francisco Building Standards Code"), contain updated administrative provisions and amendments to the minimum standards of the State Code that are specific to the Port of San

Francisco. These provisions and amendments enable the Port to enforce construction standards, hear appeals, provide special design requirements for those structures and improvements in proximity to Bay waters applicable to the Port area's unique topographical and geographical conditions. They also include mandatory features for construction dust control, storm water run-off, and flood plain management that protect the environment, buildings, structures, and people associated with construction activity within the Port's jurisdiction. Examples of the Port specific amendments to the State Code include (1) Permit Fee Schedules, (2) Definitions of the Port structures and required types of construction including Piers and Wharves, (3) Seismic upgrade trigger based on increase in occupant load associated with changes in occupancy and use, and(4) Egress requirements for the Port pier sheds.

Other notable changes to the various Port of San Francisco Building Standards include:

- Port Building Code
 - Update to the Port's fee tables to bring plan review and inspection fees closer in alignment with those of the San Francisco Department of Building Inspection (SFDBI). See Exhibit A and B. Significant updates include:
 - Building Permit Fee will match SFDBI's Permit Issuance Fee
 - Example: \$50,000 valuation alteration would result in \$446.74 in fees vs \$744.90 currently in effect.
 - Plan Review Fee will match SFDBI's Permit Issuance Fee
 - Example: \$50,000 valuation alteration would result in \$1,041.76 in fees vs \$372.45 currently in effect.
 - Hourly Plan Review Fee will match SFDBI's
 - \$173.91 per hour vs \$80.00 per hour currently in effect
 - Hourly Inspection Fee will match SFDBI's
 - \$158.10 per hour vs \$80.00 per hour currently in effect
 - The California Building Code changed the ratio of occupant load per square footage for office occupancies. The occupant load factor is now 150 gross vs 100 gross.
- Port Existing Building Code
 - Align requirements with SFDBI's regarding building separation limits
 - Seismic retrofit is triggered for horizontal additions that exceed 30 percent of the area of a structure as it existed on May 21, 1973. The trigger previously compared the area increase from the original construction.
 - Seismic retrofit is triggered when more than 30 percent of the area of the floor and roof area of the structure is altered within a 5-year period. The trigger was previously compared the altered area cumulatively since May 21, 1973.
 - Seismic retrofit was previously required for non-structural alterations greater than 2/3 of stories of the entire building. This requirement is not in the California Building Code. This requirement resulted from a SFDBI local code amendment. The Port's Engineering Division has analyzed this issue

and determined that pier structures respond to earthquakes differently from the structures governed by SFDBI. Therefore, we have removed this language from the Port Existing Building Code.

- Seismic retrofit was previously required based on the occupant load increase. This requirement is not in the California Building Code. This provision was a SFDBI amendment requirement, which was a response to the recommendations in the San Francisco Tall Building Study (ATC-119). We have determined that pier structures respond to earthquakes differently from the structures governed by SFDBI's code amendment. Therefore, we have removed this language from the Port Existing Building Code.
- Port Plumbing Code
 - On a 'per project basis', the Port Plumbing Code will allow use of certain types of plastic piping systems under piers.
- Port Green Building Standards Code
 - The addition of energy performance requirements for newly constructed residential and non-residential buildings.

Climate Action

The State Code includes standards for green building practices known as the California Green Building Standards Code, and standards for energy efficiency known as the California Energy Code. The proposed Port of San Francisco Building Standards Codes incorporate these State construction standards.

Sea level rise and climate adaptation issues are not specifically addressed in building codes at national, state and local levels. However, Port staff reviews capital and development projects in San Francisco for impacts related to sea level rise through the life of each project and is required to incorporate project mitigation measures as deemed necessary and appropriate.

Schedule

State law provides that no local agency's modification or changes to the California Building Standards Code shall become effective until the local agency makes express findings that such modifications are reasonably necessary because of local climatic, geographical or topographical conditions, and such findings have been filed with the California Building Standards Commission. (California Health and Safety Code §17958.7.) Any local modifications are limited to the particular triennial edition of the California Building Standards Code and must be filed for each new edition of the California Building Standards Code (published every three years). The 2019 Port of San Francisco Building Standards Code includes modifications to the State Code that "differ," "vary," are "reasonably necessary," or "more restrictive" than the new state code based upon local conditions and findings.

After developing the 2019 Port of San Francisco Building Standards Code, Port engineering staff published a public notice in the San Francisco Examiner newspaper

announcing the Port's intent to adopt new codes, and informed the public that the draft codes were available for review and comment at the Port's webpage and at the Pier 1 Permit Desk. The public was invited to comment with a deadline of 5:00 P.M., December 6, 2016.

Staff requests authorization from the Port Commission- (1) to file with the State Building Standards Commission, the Port's amendments to the 2019 California Building Standards Code and the local findings that support such modifications; (2) repeal the existing 2019 Port of San Francisco Building Standards Code (which includes the 2016 Port of San Francisco Building, Existing Building, Mechanical, Electrical, Plumbing, and Green Building Standards Codes; and (3) adopt the 2019 Port of San Francisco Building Standards Code (which includes the 2019 Port of San Francisco Building, Existing Building, Mechanical, Electrical, Plumbing, and Green Building Standards Codes), with an effective date of January 1, 2020.

Immediately upon approval by the Port Commission, Port Staff will file the Port of San Francisco's amendments and local findings with the California Building Standards Commission in accordance with the California Health and Safety Code. For the Port amendments to the State Building Code to be timely, such filing must be received by California Building Standards Commission before the effective date (i.e. January 1, 2020) of the 2019 Port Building Standards Code.

Summary

The proposed 2019 Port of San Francisco Building Standards Code, upon adoption, will effectively replace the 2016 Port of San Francisco Building Standards Code. The 2019 Port of San Francisco Building Standards Code will incorporate by reference the 2019 California Building Standards Code with the Port's specific local amendments for administrative procedures, special design requirements, building standards and technical aspects considered necessary for the Port's marine environment and maritime operations and will provide for green building practices that ensure sustainable construction designs with a positive environmental impact.

Prepared By: Neil Friedman
Chief Building Inspector

Peter Luong
Civil Engineer

For: Rod Iwashita
Chief Harbor Engineer

**PORT COMMISSION
CITY & COUNTY OF SAN FRANCISCO**

RESOLUTION NO. 19-49

- WHEREAS, the Port of San Francisco derives its authority to regulate and permit building construction and improvements within its jurisdiction from the Burton Act (Statutes 1968, Chapter 1333) and relevant sections of the Agreement Relating to Transfer of the Port of San Francisco from the State of California to the City and County of San Francisco; and
- WHEREAS, the Port staff has established a Building Permit Group as part of the Port Engineering Division with the responsibility for enforcement, administration, and interpretation of building standards applicable to Port property; and
- WHEREAS, the Port Engineering Division's Building Permit Group is considered a local building department; and
- WHEREAS, through Resolution 16-45, the Port Commission adopted (1) the 2016 Port of San Francisco Building Code, (2) 2016 Port of San Francisco Existing Building Code (3) 2016 Port of San Francisco Mechanical Code, (4) 2016 Port of San Francisco Electrical Code, and (5) 2016 Port of San Francisco Plumbing Code, and (6) 2016 Port of San Francisco Green Building Standards Code based upon the 2016 California Building Standards Code (codified in Title 24 of the California Code of Regulations) collectively known as the 2016 Port of San Francisco Building Standards Code; and
- WHEREAS, the California Building Standards Commission has adopted a new 2019 edition of the California Building Standards Code (referred to also as the "2019 State Code"), which takes effect on January 1, 2020; and
- WHEREAS, the California Building Standards Law (Health and Safety Code Section 18901 and following) mandates that local jurisdictions within the State apply the 2019 State Code, provided that a local jurisdiction may make modifications to the State Code it determines are reasonably necessary because of local climatic, geological or topographical conditions as specified by California Health and Safety Code Section 17958.5 and 17958.7; and
- WHEREAS, in response to that requirement, the Port engineering staff have prepared and drafted the (1) 2019 Port of San Francisco Building Code, (2) 2019 Port of San Francisco Existing Building Code, (3) 2019 Port of San Francisco Mechanical Code, (4) 2019 Port of San Francisco Electrical Code, (5) 2019 Port of San Francisco Plumbing Code, and (6)

2019 Port of San Francisco Green Building Standards Code (collectively referred to as the "2019 Port of San Francisco Building Standards Code"), which incorporate the 2019 State Code with the Port's code amendments that are based on the Port's local climatic, geologic or topographical conditions, and the Port's administrative structure; and

WHEREAS, the Port Engineering Division has published the draft 2019 Port of San Francisco Building Standards Code, based on 2019 State Code, which has been available for public review and comment; and

WHEREAS, Port staff now recommends that the Port Commission adopt the (1) 2019 Port of San Francisco Building Code, (2) 2019 Port of San Francisco Existing Building Code, (3) 2019 Port of San Francisco Mechanical Code, (4) 2019 Port of San Francisco Electrical Code, (5) 2019 Port of San Francisco Plumbing Code, and (6) 2019 Port of San Francisco Green Building Standards Code; and now therefore be it

RESOLVED, that the Port Commission hereby finds that the Port's amendments to the 2019 State Building Standards Code are reasonably necessary because of local climatic, geographical or topographical conditions; and be it further

RESOLVED, that the Port Commission hereby adopts the (1) 2019 Port of San Francisco Building Code, (2) 2019 Port of San Francisco Existing Building Code, (3) 2019 Port of San Francisco Mechanical Code, (4) 2019 Port of San Francisco Electrical Code, (5) 2019 Port of San Francisco Plumbing Code, and (6) 2019 Port of San Francisco Green Building Standards Code, which collectively incorporate by reference the 2019 California Building Standards Code with Port amendments based upon local climatic, geographical or topographical conditions and the Port's administrative structure and requirements; and be it further

RESOLVED, the Port Commission authorizes and directs staff to file the new 2019 Port of San Francisco Building Standards Code, and local findings that support the Port's amendments to the 2019 State Code based on local climatic, geologic or topographical conditions, with the California Building Standards Commission no later than December 31, 2019; and be it further

RESOLVED, that the Port Commission hereby declares that upon such filing of the (1) 2019 Port of San Francisco Building Code, (2) 2019 Port of San Francisco Existing Building Code, (3) 2019 Port of San Francisco Mechanical Code, (4) 2019 Port of San Francisco Electrical Code, (5) 2019 Port of San Francisco Plumbing Code, and (6) 2019 Port of San Francisco Green Building Standards Code, and the corresponding local findings, these codes shall have an effective date of January 1, 2020, which shall supersede and repeal the (1) 2016 Port of San Francisco

Building Code; (2) 2016 Port of San Francisco Existing Building Code
(3) 2016 Port of San Francisco Mechanical Code; (4) 2016 Port of San
Francisco Electrical Code; and (5) 2016 Port of San Francisco Plumbing
Code; and (6) 2016 Port of San Francisco Green Building Standards
Code in their entirety.

***I hereby certify that the foregoing resolution was adopted by the San Francisco
Port Commission at its meeting of December 10, 2019.***

Secretary

EXHIBIT A

Current Fee Table

TABLE 1A-A — BUILDING PERMIT FEES

1. NEW CONSTRUCTION PERMIT FEE ^{1,2}

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$20.50 (minimum fee)
\$501.00 to \$2,000.00	\$20.50 for the first \$500.00 plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$66.00 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$354.00 for the first \$25,000.00 plus \$8.75 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$573.00 for the first \$50,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$874.00 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,875.00 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00 or fraction thereof, to and including \$ 1,000,000.00
\$1,000,001.00 and greater	\$5,001.00 for the first \$1,000,000.00 plus \$3.25 for each additional \$1,000.00 or fraction thereof

2. ALTERATION PERMIT FEE ^{1,2}

TOTAL VALUATION	FEE
\$1.00 to \$100,000	1.3 times new construction permit fee (minimum fee \$26.65)
\$100,001 and up	\$1,135.00 plus 1.25 times the new construction permit fee for values greater than \$100,000

1. These permit fees do not include other fees that may be required by other departments: Public Works, Planning, Fire, Public Health, etc., nor do they include plumbing, electrical or mechanical permit fees unless so stated in the other fee tables.

2. These permit fees do not include the Miscellaneous Fees as shown on Table 1A-J.

3. MECHANICAL ELECTRICAL AND PLUMBING PERMIT FEES

The standard permit fee for Mechanical, Electrical, Plumbing and/or permits is \$80.00 plus a minimum of two inspections at \$80.00 each. Total \$240.00.

TABLE 1A-B — BUILDING PERMIT APPLICATION AND PLAN REVIEW FEES

1.	Hourly plan review fee	\$80.00 per hour or fraction thereof
2.	Mechanical plan review fee	Standard plan review fee
3.	Electrical plan review fee	Standard plan review fee
4.	Plumbing plan review fee	Standard plan review fee
5.	Plan review fees for new construction, alterations, grading and demolitions	65% of new construction building permit fee per Table 1A-A
6.	Pre-application plan review:	
	Minimum fee (first 1 hour or fraction thereof)	2 times Standard plan review fee
	Each participating employee hour or fraction thereof after the first hour	Standard plan review fee
7.	Reduced plan review fee	50% of the Standard plan review fee
8.	Commencement of work not started:	
	Building permit fee	50% of current fee
	Plan review fee	50% of current fee
9.	Back check fee ¹	Standard plan review fee

¹ NOTE: “Back check” is defined as: (1) that time spent checking applicant-initiated revisions to plans regardless of their effect on valuation or scope and size of the project; or (2) any additional plan check performed on required revisions to plans subsequent to the initial revision submittal.

TABLE 1A-C — PLUMBING PERMIT AND INSPECTION FEES

1. Permit issuance fee:	\$80.00
2.. For each inspection, re-inspection or additional inspection required:	Standard inspection fees per Table 1A-G

TABLE 1A-D — MECHANICAL PERMIT AND INSPECTION FEES

1. Permit issuance fee:	\$80.00
2.. For each inspection, re-inspection or additional inspection required:	Standard inspection fees per Table 1A-G

TABLE 1A-E — ELECTRICAL PERMIT AND INSPECTION FEES

- 1. Permit issuance fee: \$80.00
- 2.. For each inspection, re-inspection or additional inspection required: Standard inspection fees per Table 1A-G
- 3. Permit and inspection fees for areas of 10,000 square feet and more:

Residential and commercial installations where area of work is 10,000 square feet (929.3 m²) or more. (The work may include new construction and/or alterations)

10,000 square feet (929.3m ²) up to 30,000 square feet (2,787.9 m ²) (includes permit issuance and up to a maximum of 15 inspections - See item 2 for additional inspections if required)	\$1,026.00
Over 30,000 square feet (2,787.9 m ²) (includes permit issuance fee and inspections)	\$5,026.00

TABLE 1A-F — SPECIALTY PERMIT FEES

1.	Demolition permit fee:	See Section 110A - Table 1A-J Administrative Cost Fee
2.	Grading permit fee:	See Section 110A - Table 1A-J Administrative Cost Fee
3.	Building moving permit fee:	\$160.00
4.	Not Used	
5.	Reroofing permit fee:	\$80.00
6.	Strong motion instrumentation fee:	
	Group R Occupancies of 3 stories or less, except hotels and motels	0.00010 times the valuation
	Hotels and motels, all buildings greater than 3 stories, all occupancies other than Group R	0.00021 times the valuation
	Minimum fee:	\$0.50

TABLE 1A-G — INSPECTIONS, SURVEYS AND REPORTS

1. Standard hourly inspection fee:	\$80.00/hr. or fraction thereof
2. Re-inspection fee:	Standard hourly inspection fee
3. Off-hours inspection fee:	1.5 times the standard hourly inspection fee, 4-hour minimum
4. Pre-application inspection fee:	
One hour minimum fee for each participating employee	2 times the standard hourly inspection fee per employee
For each additional hour per participating employee	Standard hourly inspection fee
5. Site Survey fee:	
One hour minimum fee for each participating employee	2 times the standard hourly inspection fee per employee
For each additional hour per participating employee	Standard hourly inspection fee
6. Temporary Certificate of Occupancy or Extension:	
Issuance fee:	Standard hourly inspection fee – Minimum Two Hours
Additional inspection fee:	Standard hourly inspection fee

TABLE 1A-H —CONSULTANT FEES FOR OUTSIDE SERVICES

1.	Service fees for plan review by outside consultants:	Actual costs including administrative and overhead costs.
2.	Service fees for inspections by outside consultants:	Actual costs including administrative and overhead costs.
3.	Delivery and pickup services	Actual costs including administrative and overhead costs.
4.	Service fees for survey writing, report writing and/or hearing services by outside consultants	Actual costs including administrative and overhead costs.

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TABLE 1A-I — RESERVED

TABLE 1A-J — MISCELLANEOUS FEES

1.	Permit processing fee:	(see Section 110A – Table 1A-A – Building Permit Fees)
2.	Administrative costs fee:	Standard inspection fee
3.	Extension of time: application cancellation and permit expiration:	
	Each application extension:	Standard inspection fee
	Each permit extension:	Standard inspection fee
	Each inspection performed during the extension period:	Standard inspection fee
4.	Hazardous Wastes Plan review fee:	Standard plan review fee
5.	Construction Dust Control Plan review fee:	Standard plan review fee
6.	Stormwater Management and Discharge Control Plan Review fee:	Standard plan review fee
7.	Facility Identification Number (FIIN) processing fee:	\$80.00
8.	Green Building Standards fee:	Pursuant to the provisions of California Health & Safety Code Section 18930.5, 18931.6, 18931.7 & 18938.39
9.	Technical Surcharge fee:	2% of Building Permit cost
10.	Construction Site Runoff Control plan fee	Standard plan review fee

TABLE 1A-K — INVESTIGATION FEES, HEARINGS, CODE ENFORCEMENT FEES

1. Appeal Hearing fees:

Port Building Code Review Board¹:

Request for a hearing	Standard Hourly Plan Review Rate – Minimum Two (2) Hours
Request for a re-hearing	Standard Hourly Plan Review Rate – Minimum Two (2) Hours

¹ Additional fees may be charged in accordance with Section 107A.1.1.1.

2. Chief Harbor Engineer’s Abatement Orders: Standard Hourly Plan Review Rate –
Minimum Two (2) Hours
3. Emergency Order: Standard Hourly Plan Review Rate –
Minimum Two (2) Hours
4. Investigation of work exceeding the scope of an approved permit.
- Building: 2 times the permit fee for the work exceeding the scope plus
the permit fee for the work exceeding the scope
- Electrical Code: 2 times the permit fee plus the permit fee
- Plumbing Code: 2 times the permit fee(s) plus the permit fee(s)
- Mechanical Code: 2 times the permit fee plus the permit fee
5. Investigation of work without a permit:
- Building: 2 times the permit fee plus the permit fee
- Electrical Code: 2 times the permit fee plus the permit fee
- Plumbing Code: 2 times the permit fee(s) plus the permit fee(s)
- Mechanical Code: 2 times the permit fee plus the permit fee

TABLE 1A-L — PUBLIC INFORMATION

1. Reproduction and dissemination of public information:
Actual costs plus administrative and overhead costs.
2. Replacement of approved construction documents:
Actual costs plus administrative and overhead costs.
3. Record retention fee: 1% of the valuation

TABLE 1A-R — REFUNDS

Partial or complete refunds of only those fees contained herein will be given, provided the applicant meets the refund requirements of the applicable section of this code. No other fees are refundable, except as follows:

1. Building permit/inspection/plan review fees:

Building permit/inspection	Amount paid less two times the Standard inspection fee for 1 hr. or actual costs, whichever is greater. No refunds after work started.
Plan review	Amount determined by the Chief Harbor Engineer less two times the Standard inspection fee for 1 hr.
2. Electrical/mechanical/plumbing permit/inspection fees:

Electrical permit/inspection	Amount paid less two times the Standard inspection fee for 1 hr. or actual costs, whichever is greater. No refunds after work started.
Mechanical permit/inspection	Amount paid less two times the Standard inspection fee for 1 hr. or actual costs, whichever is greater. No refunds after work started.
Plumbing permit/inspection	Amount paid less two times the Standard inspection fee for 1 hr. or actual costs, whichever is greater. No refunds after work started.
3. Miscellaneous Fees: Amount paid less the Standard Inspection Fee for 1 hr. No refunds less than \$80.00

EXHIBIT B

Proposed Fee Tables

TABLE 1A-A — BUILDING PERMIT FEES

	NEW CONSTRUCTION ¹		ALTERATIONS ¹	
TOTAL VALUATION	PLAN REVIEW FEE	PERMIT ISSUANCE FEE	PLAN REVIEW FEE	PERMIT ISSUANCE FEE
\$1.00 to \$2,000.00	\$131.29 for the first \$500.00 plus \$5.42 for each additional \$100.00 or fraction thereof, to and including \$2,000.00	\$56.27 for the first \$500.00 plus \$2.33 for each additional \$100.00 or fraction thereof, to and including \$2,000.00	\$144.85 for the first \$500.00 plus \$2.93 for each additional \$100.00 or fraction thereof, to and including \$2,000.00	\$62.08 for the first \$500.00 plus \$1.26 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$50,000.00	\$212.59 for the first \$2,000.00 plus \$13.02 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$91.22 for the first \$2,000.00 plus \$5.58 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$188.80 for the first \$2,000.00 plus \$17.77 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$80.98 for the first \$2,000.00 plus \$7.62 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$200,000.00	\$837.55 for the first \$50,000.00 plus \$8.68 for each additional \$1000.00 or fraction thereof, to and including \$200,000.00	\$359.06 for the first \$50,000.00 plus \$3.72 for each additional \$1000.00 or fraction thereof, to and including \$200,000.00	\$1,041.76 for the first \$50,000.00 plus \$10.63 for each additional \$1000.00 or fraction thereof, to and including \$200,000.00	\$446.74 for the first \$50,000.00 plus \$4.56 for each additional \$1000.00 or fraction thereof, to and including \$200,000.00
\$200,001.00 to \$500,000.00	\$2,139.55 for the first \$200,000.00 plus \$6.07 for each additional \$1000.00 or fraction thereof, to and including \$500,000.00	\$917.06 for the first \$200,000.00 plus \$2.60 for each additional \$1000.00 or fraction thereof, to and including \$500,000.00	\$2,636.26 for the first \$200,000.00 plus \$8.68 for each additional \$1000.00 or fraction thereof, to and including \$500,000.00	\$1,130.74 for the first \$200,000.00 plus \$3.72 for each additional \$1000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00 (1M)	\$3,960.55 for the first \$500,000.00 plus \$5.42 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$1,697.06 for the first \$500,000.00 plus \$2.33 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$5,240.26 for the first \$500,000.00 plus \$5.97 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$2,246.74 for the first \$500,000.00 plus \$2.56 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00

	NEW CONSTRUCTION ¹		ALTERATIONS ¹	
TOTAL VALUATION	PLAN REVIEW FEE	PERMIT ISSUANCE FEE	PLAN REVIEW FEE	PERMIT ISSUANCE FEE
\$1,000,001.00 to \$5,000,000.00 (5M)	\$6,670.55 for the first \$1,000,000.00 plus \$4.77 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$2,862.06 for the first \$1,000,000.00 plus \$2.05 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$8,225.26 for the first \$1,000,000.00 plus \$5.42 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$3,526.74 for the first \$1,000,000.00 plus \$2.33 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$5,000,001.00 (5M) to \$50 M	\$25,751.00 for the first \$5,000,000.00 plus \$1.86 for each additional \$1,000.00 or fraction thereof	\$11,062.00 for the first \$5,000,000.00 plus \$1.04 for each additional \$1,000.00 or fraction thereof	\$29,905.00 for the first \$5,000,000.00 plus \$1.67 for each additional \$1,000.00 or fraction thereof	\$12,847.00 for the first \$5,000,000.00 plus \$0.94 for each additional \$1,000.00 or fraction thereof
\$50M to \$100M	\$109,451.00 for the first \$50,000,000.00 plus \$1.88 for each additional \$1,000.00 or fraction thereof	\$57,862.00 for the first \$50,000,000.00 plus \$1.34 for each additional \$1,000.00 or fraction thereof	\$105,055.00 for the first \$50,000,000.00 plus \$2.05 for each additional \$1,000.00 or fraction thereof	\$55,147.00 for the first \$50,000,000.00 plus \$1.47 for each additional \$1,000.00 or fraction thereof
\$100M to \$200M	\$203,451.00 for the first \$100,000,000.00 plus \$0.84 for each additional \$1,000.00 or fraction thereof	\$124,862.00 for the first \$100,000,000.00 plus \$0.92 for each additional \$1,000.00 or fraction thereof	\$207,555.00 for the first \$100,000,000.00 plus \$0.75 for each additional \$1,000.00 or fraction thereof	\$128,647.00 for the first \$100,000,000.00 plus \$0.84 for each additional \$1,000.00 or fraction thereof
\$200M and up	\$287,451.00 for the first \$200,000,000.00 plus \$1.54 for each additional \$1,000.00 or fraction thereof	\$216,862.00 for the first \$200,000,000.00 plus \$1.89 for each additional \$1,000.00 or fraction thereof	\$282,555.00 for the first \$200,000,000.00 plus \$1.59 for each additional \$1,000.00 or fraction thereof	\$212,647.00 for the first \$200,000,000.00 plus \$1.93 for each additional \$1,000.00 or fraction thereof

1. These permit fees do not include other fees that may be required by other departments: Public Works, Planning, Fire, Public Health, etc., nor do they include plumbing, electrical or mechanical permit fees unless so stated in the other fee tables. These permit fees do not include the Miscellaneous Fees as shown on Table 1A-J,

TABLE 1A-B — BUILDING PERMIT APPLICATION AND PLAN REVIEW FEES

1.	Plan Review Fees Not Covered in Table 1A-A	Plan Review Hourly Rate – Minimum One Hour
2.	Back check fee ²	Plan Review Hourly Rate - Minimum One Hour
3.	Commencement of work not started:	
	Building, Plumbing, Mechanical, or Electrical Permit Fee	75% of current fee
	Plan review fee	100% of current fee
4.	Pre-application Plan Review Fee:	Plan Review Hourly Rate - Minimum Two Hours Per Employee
5.	Reduced Plan Review Fee	50% of the Plan Review Fee
6.	Sign Plan Review Fee	See Table 1A-A– Building Permit Fees (New Construction)
7.	Site Permit Fee	25% of Plan Review Fee based on Table 1A-A. Minimum fee \$500.00
8.	Other Services ¹ :	Standard Hourly Rates per Table 1A-D

1. See Table 1A-D-Standard Hourly Rates.
2. “Back check” is defined as: (1) that time spent reviewing applicant-initiated revisions to plans that do not affect the valuation, scope or size of the project; or (2) any additional plan review performed on required corrections to plans beyond the standard review process, as determined by the Building Official. Plan review required for applicant-initiated revisions effecting valuation, scope, or size or project may be assessed a new plan review fee in addition to the initial plan review fee as determined by the Building Official.

TABLE 1A-C — PLUMBING/MECHANICAL PERMIT AND INSPECTION FEES

1. Permit issuance fee:	\$490.11
2.. For each inspection, re-inspection or additional inspection required:	Standard inspection fees per Table 1A-G
3.. Permit Review Fee	Plan Review Hourly Rate

The permit issuance fee consists of an administrative fee plus a minimum of two inspections

TABLE 1A-D — Standard Hourly Rates

1. Plan Review Fee	\$173.91 per hour
2.. Inspection	\$158.10 per hour
3.. Administration	\$96.72 per hour

TABLE 1A-E — ELECTRICAL PERMIT AND INSPECTION FEES

1. Permit issuance fee:	\$490.11
2.. For each inspection, re-inspection or additional inspection required:	Standard inspection fees per Table 1A-G
3.. Permit Review Fee	Plan Review Hourly Rate

The permit issuance fee consists of an administrative fee plus a minimum of two inspections

TABLE 1A-F — SPECIALTY PERMIT FEES

1.	Demolition permit fee:	See Table 1A-A for New Construction Fees
2.	Grading permit fee:	See Table 1A-A for New Construction Fees
3.	Building moving permit fee:	Standard Hourly Inspection Rate - Minimum 3 Hours
4.	Reroofing permit fee:	\$223.20
5.	Strong motion instrumentation fee:	
	Hotels and motels, all buildings greater than 3 stories, all occupancies other than Group R	0.00028 times the valuation
	Minimum fee:	\$1.60
6.	Subsidewalk Construction Permit Fee:	
	Construction	See Table 1A-A for New Construction Fees
	Construction of impervious surface in the required front and setback area	\$148.80

TABLE 1A-G — INSPECTIONS, SURVEYS AND REPORTS

1. Standard Hourly Rate	See Table 1A-D
2. Off-hours inspection	Standard Hourly Inspection Rate Min 4-hour minimum plus Permit Fee
3. Pre-application inspection fee:	Standard Hourly Inspection Rate - Minimum Two Hours
4. Re-inspection fee:	Standard Hourly Inspection Rate
5. Site Survey fee:	Standard Hourly Inspection Rate - Minimum Two Hours
6. Temporary Certificate of Occupancy or Extension:	Standard Hourly Inspection Rate - Minimum Two Hours

TABLE 1A-H – CONSULTANT FEES FOR OUTSIDE SERVICES

1. Service fees for plan review by outside consultants:	Actual costs including administrative and overhead costs.
2. Service fees for inspections by outside consultants:	Actual costs including administrative and overhead costs.
3. Delivery and pickup services	Actual costs including administrative and overhead costs.
4. Service fees for survey writing, report writing and/or hearing services by outside consultants	Actual costs including administrative and overhead costs.

TABLE 1A-I — RESERVED

TABLE 1A-J — MISCELLANEOUS FEES

1.	Facility Identification Number (FIIN) or address processing fee	\$96.72 New Addresses \$195.30 Change of Existing Address or Lot Number
2.	Extension of time: application cancellation and permit expiration: Each application extension (in Plan Review): Each permit extension:	\$148.80 plus 20% of All Plan Review Fees \$148.80 plus 10% of All Permit Issuance Fees
3.	Hazardous Wastes Plan review fee:	Standard Hourly Plan Review Rate
4.	Construction Dust Control Plan review fee:	Standard Hourly Plan Review Rate
5.	Stormwater Management and Discharge Control Plan Review fee:	Standard Hourly Plan Review Rate
6.	Construction Site Runoff Control plan fee	Standard Hourly Plan Review Rate - 4 hour min
8.	Green Building Standards fee:	Pursuant to the provisions of California Health & Safety Code Section 18930.5, 18931.6, 18931.7 & 18938.39
9.	Technical Surcharge fee:	2% of Building Permit cost

TABLE 1A-K — INVESTIGATION FEES, HEARINGS, CODE ENFORCEMENT FEES

1. Appeal Hearing fees:

Port Building Code Review Board¹:

Request for a hearing	Standard Hourly Plan Review Rate – Minimum Two (2) Hours
Request for a re-hearing	Standard Hourly Plan Review Rate – Minimum Two (2) Hours

¹ Additional fees may be charged in accordance with Section 107A.1.1.1.

2. Chief Harbor Engineer's Abatement Orders: Standard Hourly Plan Review Rate –
Minimum Two (2) Hours
3. Emergency Order: Standard Hourly Plan Review Rate –
Minimum Two (2) Hours
4. Investigation of work exceeding the scope of an approved permit.
2 times the Permit Issuance fee
5. Investigation of work without a permit:

Nine times the Permit Issuance Fee
plus the original permit fee

TABLE 1A-L — PUBLIC INFORMATION

1. Reproduction and dissemination of public information:
Actual costs plus administrative and overhead costs.
2. Replacement of approved construction documents:
Actual costs plus administrative and overhead costs.
3. Record retention fee:

Actual costs plus administrative and overhead costs.

TABLE 1A-R — REFUNDS

Partial or complete refunds of only those fees contained herein will be given, provided the applicant meets the refund requirements of the applicable section of this code. No other fees are refundable, except as follows:

- | | | |
|-----|---|--|
| 1. | Application or Permit Issuance Fee:

Building, plumbing, electrical or mechanical permit issuance fee | Amount paid less \$160.00 or actual costs, whichever is greater. No refunds given after work started. |
| 2. | Plan Review Fees (each) | Amount determined by the Chief Harbor Engineer less \$160.00.
No Refund due after application deemed acceptable for Port of San Francisco Plan Review |
| 3.. | Miscellaneous Fees: | Amount paid less \$52.00
No refunds less than \$52.00 |