

COMMERCIAL FEE ESTIMATE SHEET

Most permit fees are based on building valuations. Valuations are generally based on "Building Journal" data (an ICC publication), and are periodically updated to reflect current market values. In some cases, actual project valuations will be used. The following is intended to provide typical valuation rates and estimates of fees for various types of building projects. This is only an estimate of permit fees that are collected on the building permit. Exact fees will be determined when plan check is complete. Please note that fees required by other departments or agencies that relate to building construction may not be included; those departments and agencies should be contacted individually.

STEP 1: DETERMINE APPROXIMATE VALUATION

To determine valuation, multiply the total square footage of the project by the price per square foot shown in the table below. This value will represent a typical approximate project valuation. The price per square foot shown below is *not* intended to represent the actual cost of construction and is solely for the purpose of calculating building and plan check fees.

TYPE OF USE	Price per SF
*Office	
Type V-N (Wood Frame)	\$107.24
Type III-N (Concrete Masonry)	\$124.12
*Retail	
Type V-N (Wood Frame)	\$76.70
Type III-N (Concrete Masonry)	\$90.89
<i>*Office/Retail: Warm Shell use 90% modifier. Bare Shell use 80% modifier.</i>	
Hotel/Motel	
Type V-N (Wood Frame)	\$113.88
Type III-N (Concrete Masonry)	\$128.80

TYPE OF USE	Price per SF
Restaurant	\$114.36
Type V-N (Wood Frame)	\$128.54
Type III-N (Concrete Masonry)	
Warehouse	\$51.11
Type V-N (Wood Frame)	\$65.95
Type III-N (Concrete Masonry)	
Industrial	\$57.95
Type V-N (Wood Frame)	\$72.79
Type III-N (Concrete Masonry)	

$$\text{S.F. of project} \times \text{Price per S.F.} = \text{Valuation}$$

STEP 2: DETERMINE APPROXIMATE BUILDING PLAN CHECK & BUILDING INSPECTION FEES

2A. Determine Approximate Building Fee:

To determine the Building Fee, use the valuation determined above in Step 1 and the following table:

VALUE	BUILDING FEE
\$1-\$500	\$19
\$501-\$2,000	\$19 for first \$500 + \$2.50 ea add'l \$100 or fraction thereof, to and including \$2,000
\$2,001-\$25,000	\$57 for first \$2,000 + \$11.50 ea add'l \$1,000 or fraction thereof, to and including \$25,000
\$25,001-\$50,000	\$320 for first \$25,000 + \$8.30 ea add'l \$1,000 or fraction thereof, to and including \$50,000
\$50,001-\$100,000	\$527 for first \$50,000 + \$5.75 ea add'l \$1,000 or fraction thereof, to and including \$100,000
\$100,001-\$500,000	\$813 for first \$100,000 + \$4.50 ea add'l \$1,000 or fraction thereof, to and including \$500,000
\$500,001-\$1,000,000	\$2,594 for first \$500,000 + \$4.00 ea add'l \$1,000 or fraction thereof, to and include \$1,000,000
\$1,000,001 and up	\$4,502 for first \$1,000,000 + \$2.50 ea add'l \$1,000 or fraction thereof

\$ _____
 Building Permit Fee

2B. Determine Approximate Building Plan Check Fee

$$\frac{\text{Building Permit Fee (from step 2A)}}{\text{Building Permit Fee (from step 2A)}} \times 0.75 = \frac{\text{Total Building Plan Check Fee}}{\text{Total Building Plan Check Fee}} \text{ (Minimum \$35.00)}$$

2H. Determine Approximate Energy Plan Check Fees (if applicable)

$$\frac{\text{Building Permit Fee (from step 2A)}}{\text{Building Permit Fee (from step 2A)}} \times 0.05 = \frac{\text{Total Energy Plan Check Fee}}{\text{Total Energy Plan Check Fee}} \text{ (Minimum \$35.00)}$$

2H. Determine Approximate Disabled Access Plan Check Fees (if applicable)

$$\frac{\text{Building Permit Fee (from step 2A)}}{\text{Building Permit Fee (from step 2A)}} \times 0.05 = \frac{\text{Total Disabled Access Plan Check Fee}}{\text{Total Disabled Access Plan Check Fee}} \text{ (Minimum \$35.00)}$$

2C. Determine Approximate System Rate Plumbing Fees (if applicable)

Type of Project*	Rate per Square foot
New Commercial Offices, Stores, & Similar Uses (Includes all Environmental Systems & General Equipment)	
0-5,000 SF	.023 per square foot
5,001-10,000 SF	.021 per square foot
10,001-20,000 SF	.019 per square foot
20,001-30,000 SF	.017 per square foot
30,001-40,000 SF	.014 per square foot
40,001-50,000 SF	.012 per square foot
50,001 & up	.010 per square foot

*For alterations, Additions, Repairs or Installation of Special Equipment or Systems (i.e., Commercial Kitchen, Floor Drain System, Grease Traps, etc.), See Development Fee Schedule

$$\frac{\text{Project's Square Footage}}{\text{Project's Square Footage}} \times \frac{\text{Rate per Square Foot}}{\text{Rate per Square Foot}} = \frac{\text{Cost per Square Foot}}{\text{Cost per Square Foot}}$$

$$\frac{\text{Cost per Square Foot}}{\text{Cost per Square Foot}} + \frac{\$16}{\$16} = \frac{\text{Total Plumbing Fee(s)}}{\text{Total Plumbing Fee(s)}} \text{ (Minimum \$60.00)}$$

2D. Determine Approximate Plumbing Plan Check Fees (if applicable)

$$\frac{\text{Total Plumbing Fee (from step 2C)}}{\text{Total Plumbing Fee (from step 2C)}} \times 0.5 = \frac{\text{Total Plumbing Plan Check Fee}}{\text{Total Plumbing Plan Check Fee}} \text{ (Minimum \$35.00)}$$

2E. Determine Approximate System Rate Mechanical Fees (if applicable)

Type of Project*	Rate per Square foot
New Commercial Offices, Stores, & Similar Uses (Includes all Environmental Systems & General Equipment)	
0-5,000 SF	.023 per square foot
5,001-10,000 SF	.021 per square foot
10,001-20,000 SF	.019 per square foot
20,001-30,000 SF	.017 per square foot
30,001-40,000 SF	.014 per square foot
40,001-50,000 SF	.012 per square foot
50,001 & up	.010 per square foot

*For alterations, Additions, Repairs or Installation of Special Equipment or Systems (i.e., Commercial Kitchen Hoods, Miscellaneous Exhaust Systems, Refrigeration Equipment, etc.), See Development Fee Schedule.

$$\frac{\text{Project's Square Footage}}{\text{Rate per Square Foot}} \times \text{Rate per Square Foot} = \text{Cost per Square Foot}$$

$$\frac{\text{Cost per Square Foot}}{\text{Issue Fee}} + \frac{\$16}{\text{Total Mechanical Fee(s)}} = \text{Total Mechanical Fee(s)} \text{ (Minimum \$60.00)}$$

2F. Determine Approximate Mechanical Plan Check Fees (if applicable)

$$\frac{\text{Total Mechanical Fee (from step 2E)}}{\text{Total Mechanical Plan Check Fee}} \times 0.5 = \text{Total Mechanical Plan Check Fee} \text{ (Minimum \$35.00)}$$

2G. Determine Approximate System Rate Electrical Fees (if applicable)

Type of Project*	Rate per Square foot
New Commercial Offices, Stores, & Similar Uses (Includes All Service Board, General Lighting, Outlets, Equipment Wiring)	
0-5,000 SF	.023 per square foot
5,001-10,000 SF	.021 per square foot
10,001-20,000 SF	.019 per square foot
20,001-30,000 SF	.017 per square foot
30,001-40,000 SF	.014 per square foot
40,001-50,000 SF	.012 per square foot
50,001 & up	.010 per square foot

*For alterations, Additions, Repairs or Installation of Special Equipment or Systems (i.e., Commercial Kitchen, Floor Drain System, Grease Traps, etc.), See Development Fee Schedule.

$$\frac{\text{Project's Square Footage}}{\text{Rate per Square Foot}} \times \text{Rate per Square Foot} = \text{Cost per Square Foot}$$

$$\frac{\text{Cost per Square Foot}}{\text{Issue Fee}} + \frac{\$16}{\text{Total Electrical Fee(s)}} = \text{Total Electrical Fee(s)} \text{ (Minimum \$60.00)}$$

2H. Determine Approximate Electrical Plan Check Fees (if applicable)

$$\frac{\text{Total Electrical Fee (from step 2G)}}{\text{Total Electrical Plan Check Fee}} \times 0.5 = \text{Total Electrical Plan Check Fee} \text{ (Minimum \$35.00)}$$

STEP 3: DETERMINE APPROXIMATE TRAFFIC FEES (NEW CONSTRUCTION ONLY)

Type of New Construction	Unit Type	Fee per unit
Retail/Commercial Centers*	Square Foot	\$6.038
Office*	Square Foot	\$6.604
Industrial*	Square Foot	\$3.396

*Or as determined by traffic study/City Engineer.

$$\frac{\text{Number of Units}}{\text{Number of Units}} \times \frac{\text{Fee per Unit}}{\text{Fee per Unit}} = \frac{\text{Total Traffic Fees}}{\text{Total Traffic Fees}}$$

STEP 4. DETERMINE APPROXIMATE CONSTRUCTION TAX*

Type of Construction	Tax Rate
Industrial	.01397
Commercial	.0105

$$\frac{\text{Tax Rate}}{\text{Tax Rate}} \times \frac{\text{Valuation (Calculated in Step 1)}}{\text{Valuation (Calculated in Step 1)}} = \frac{\text{Total Construction Tax}}{\text{Total Construction Tax}}$$

*Construction tax is applicable to all new buildings and may be applicable to other projects. Please refer to development fee schedule or call the Building Division at 916.625.5120 to determine if construction tax should be applied to your project.

STEP 5. DETERMINE BUILDING-SPECIAL SERVICES FEES, INCLUDING BUT NOT LIMITED TO:

5A. Permit Processing Fee
 \$53.00 (per permit)

5B. Records Maintenance Fee
 \$3.00 (per permit)

5C. Electronic Plan Scanning Fee

$$\frac{\text{Number of Plan Sheets (sized over 11" x 17")}}{\text{Number of Plan Sheets (sized over 11" x 17")}} \times \frac{\$3.00}{\text{Fee per Page}} = \frac{\text{Electronic Plan Scanning Fee}}{\text{Electronic Plan Scanning Fee}}$$

STEP 6: DETERMINE OTHER APPLICABLE FEES

There may be other City and/or Agency Development Fees required in conjunction with the Building Permit. Please refer to the City Development Fee Schedule and/or contact the appropriate City division/Agency (listed below) to determine if the following fees apply to your project.

OTHER CITY DEVELOPMENT FEES

PARK DEVELOPMENT FEES (SCHEDULE H-1)

(Refer to conditions of the map for park fee collection.)

Contact the City of Rocklin Planning Division at 916.625.5160.

DC WATERSHED DRAINAGE FEE (SCHEDULE J)

Contact the City of Rocklin Building Division at 916.625.5120.

HIGHWAY 65 INTERCHANGE IMPROVEMENT FEE (SCHEDULE K)

Contact the City of Rocklin Building Division at 916.625.5120.

PLACER COUNTY CAPITAL FACILITIES IMPACT FEE (SCHEDULE N)

Contact the City of Rocklin Building Division at 916.625.5120.

SPRTA TRAFFIC FEE (SCHEDULE O)

Contact the City of Rocklin Building Division at 916.625.5120.

PUBLIC FACILITIES IMPACT FEE (SCHEDULE P)

Contact the City of Rocklin Building Division at 916.625.5120.

WHITNEY RANCH TRUNK SEWER FEE (SCHEDULE S)

Contact the City of Rocklin Building Division at 916.625.5120.

GRADING & SITE IMPROVEMENT FEES

Contact the City of Rocklin Engineering Division at 916.625.5140.

FIRE FEES

Contact the City of Rocklin Fire Department at 916.625.5300.

SEISMIC/STRONG MOTION TAX

Contact the City of Rocklin Building Division at 916.625.5120.

STATE BUILDING STANDARDS FUND FEE

Contact the City of Rocklin Building Division at 916.625.5120.

OTHER AGENCY DEVELOPMENT FEES

GAS & ELECTRIC FEES

Contact PG&E at 530.889-3270

SEWER FEES

Contact South Placer Municipal Utility District (SPMUD) at 916.786.8555.

WATER FEES

(Normally prepaid in a developed subdivision.)

Contact Placer County Water Agency (PCWA) at 530.823.4850

SCHOOL DEVELOPEMENT FEES

Contact Rocklin Unified School District at 916.624.2428 for Rocklin Unified School District Boundaries.

Contact Loomis Union School District at 916.652.1800 for Loomis Union School District Boundaries.

Contact Placer Union High School District-Del Oro HS at 530.886.4400 for PUHS District Boundaries.

For a complete listing of all development fees, visit our website at www.rocklin.ca.us/DevelopmentFeeSchedule or contact the Rocklin Planning Division at 916.625.5160.