

FY 2025-26 Current Adopted Fees to be Modified

Fire Department

Plan Checks

<i>Description</i>	<i>Reason</i>	<i>Amount</i>
Building Plan Check		
Plan Check - Express (includes up to 30 minute Plan Check, plus 30 minute Inspection) (1) (2)	Fee will be modified to align the cost, time, and effort involved in providing this service and incorporated in the proposed new fees of the Plan Check Fee Study.	\$281.00
Plan Check (up to 1 hour) (1) (2)		\$562.00
Plan Check (up to 2 hours) (1) (2)		\$811.00
Plan Check (up to 3 hours) (1) (2)		\$1,060.00
Plan Check (up to 4 hours) (1) (2)	Fees will be restructured/consolidated into two categories and incorporated in the proposed new fee structure of the Plan Check Fee Study.	\$1,309.00
Plan Check (up to 5 hours) (1) (2)		\$1,558.00
Plan Check (up to 6 hours) (1) (2)		\$1,807.00
Plan Check hourly rate thereafter (1) (2)		\$249.00
Photovoltaic (Solar) System Plan Check		
Plan Check - Single-Family Residential (R-3 Occupancy) - flat fee per building		\$106.00
Plan Check Revision - Single-Family Residential (R-3 Occupancy) - flat fee per building	Fees in this category will be eliminated as cost of services are incorporated with other fees in the proposed new fee structure of the Plan Check Fee Study.	\$106.00
Plan Check - Multi-Family Residential (R-1/R-2 Occupancy) - per hour, per building		\$249.00
Plan Check - Commercial - per hour, per building		\$249.00
Fire Protection System Fire Plan Check - Automatic Fire Sprinkler System		
Plan Check - NFPA 13 System (1-20 heads per riser) (includes 2 hours Plan Check, plus 1 hour inspection)		\$811.00
Plan Check - NFPA 13 System (21-99 heads per riser) (includes 2 hours Plan Check, plus 3 hour inspection)		\$1,436.00
Plan Check - NFPA 13 System (100-400 heads per riser) (includes 3 hours Plan Check, plus 3 hours inspection)		\$1,686.00
Plan Check - NFPA 13 System (over 400 heads per riser) (includes 4 hours Plan Check, plus 3 hours inspection)		\$1,935.00
Plan Check - NFPA 13-D System (per system) (includes 1 hour Plan Check, plus 2 hours inspection)	Fees in the Specialized Fire Sprinkler System category will be restructured/ consolidated into Automatic Fire Sprinkler System and incorporated in the proposed new fee structure of the Plan Check Fee Study.	\$875.00
Plan Check - NFPA 13-R System (includes 2 hours Plan Check, plus 2 hours inspection)		Charge as NFPA 13
Plan Check - ALTERATIONS (1-20 heads per riser) (includes 1/2 hour Plan Check, plus 1 hour inspection)		\$437.00
Plan Check - ALTERATIONS (21-99 heads per riser) (includes 1 hour Plan Check, plus 2 hour inspection)		\$875.00
Plan Check - ALTERATIONS (100-plus heads per riser) (includes 2 hours Plan Check, plus 2 hours inspection)		\$1,124.00
Fire Protection System Fire Plan Check - Specialized Fire Sprinkler System		
Plan Check - DELUGE WATER SYSTEM (1-20 heads per riser) (includes 2 hours Plan Check, plus 2 hours inspection)		\$1,124.00
Plan Check - DELUGE WATER SYSTEM (21-99 heads per riser) (includes 2 hours Plan Check, plus 3 hours inspection)		\$1,436.00
Plan Check - DELUGE WATER SYSTEM (100-400 heads per riser) (includes 2 hours Plan Check, plus 3 hours inspection)		\$1,686.00
Plan Check - DELUGE WATER SYSTEM (over 400 heads per riser) (includes 4 hours Plan Check, plus 3 hours inspection)		\$1,935.00
Plan Check - FIXED SPRAY SYSTEM (1-20 heads per riser) (includes 2 hours Plan Check, plus 2 hours inspection)		\$1,124.00

Plan Check - FIXED SPRAY SYSTEM (21-99 heads per riser) (includes 2 hours Plan Check, plus 3 hours inspection)		\$1,436.00
Plan Check - FIXED SPRAY SYSTEM (100-400 heads per riser) (includes 3 hours Plan Check, plus 3 hours inspection)		\$1,686.00
Plan Check - FIXED SPRAY SYSTEM (over 400 heads per riser) (includes 4 hours Plan Check, plus 3 hours inspection)	Fees in the Specialized Fire Sprinkler System category will be restructured/ consolidated into Automatic Fire Sprinkler System and incorporated in the proposed new fee structure of the Plan Check Fee Study.	\$1,935.00
Plan Check - FOAM SYSTEM (1-20 heads per riser) (includes 2 hours Plan Check, plus 2 hours inspection)		\$1,124.00
Plan Check - FOAM SYSTEM (21-99 heads per riser) (includes 2 hours Plan Check, plus 3 hours inspection)		\$1,436.00
Plan Check - FOAM SYSTEM (100-400 heads per riser) (includes 3 hours Plan Check, plus 3 hours inspection)		\$1,686.00
Plan Check - FOAM SYSTEM (over 400 heads per riser) (includes 4 hours Plan Check, plus 3 hours inspection)		\$1,935.00
Plan Check - PRE-ACTION SYSTEM (1-20 heads per riser) (includes 2 hours Plan Check, plus 2 hours inspection)		\$1,124.00
Plan Check - PRE-ACTION SYSTEM (21-99 heads per riser) (includes 2 hours Plan Check, plus 3 hours inspection)		\$1,436.00
Plan Check - PRE-ACTION SYSTEM (100-400 heads per riser) (includes 3 hours Plan Check, plus 3 hours inspection)		\$1,686.00
Plan Check - PRE-ACTION SYSTEM (over 400 heads per riser) (includes 4 hours Plan Check, plus 3 hours inspection)		\$1,935.00

Fire Protection System Fire Plan Check - Fire Sprinkler Appliances

Plan Check - Standpipe Systems (wet, dry, combo) (includes 2 hours Plan Check, plus 1 hour inspection)		\$811.00
Plan Check - Fire Hose Racks (includes 1 hour Plan Check, plus 1 hour inspection)	Fees in this category will be modified and incorporated in the proposed new fee structure of the Plan Check Fee Study.	\$562.00
Plan Check - Fire Pump (plan check & test) flat rate (includes 3 hours Plan Check, plus 3 hours inspection)		\$1,686.00

Fire Protection System Fire Plan Check - Underground Fire Service

Plan Check - Fire Service for Fire Sprinkler System (includes 2 hours Plan Check, plus 3 hours inspection)		\$1,436.00
Plan Check - Emergency Repair for Underground Fire Service (includes 1 hour Plan Check, plus 2 hours inspection)	Fees in this category will be expanded to more accurately capture the complexity of the services offered and will be incorporated in the proposed new fee structure of the Plan Check Fee Study.	\$875.00
Plan Check - Fire Service for Private Fire Hydrant System (includes 2 hours Plan Check, plus 3 hours inspection)		\$1,436.00
Plan Check - Replace Fire Dept. Connection/Fire Hydrant/Post Indicator Valve/Other (includes 1 hour Plan Check, plus 1 hour inspection)		\$562.00

Fire Protection System Fire Plan Check - Automatic Fire Extinguishing / Fire Suppression System

Plan Check - Hood & Duct Kitchen system New (1-11 flow points) (includes 2 hours Plan Check, plus 1 hour inspection)		\$811.00
Plan Check - Hood & Duct Kitchen System New (12-22 flow points) (includes 2 hours Plan Check, plus 2 hours inspection)		\$1,060.00
Plan Check - Hood & Duct Kitchen System New (23 or more flow points) (includes 3 hours Plan Check, plus 2 hours inspection)	Fees in this category will be modified and incorporated in the proposed new fee structure of the Plan Check Fee Study.	\$1,373.00
Plan Check - Hood & Duct Kitchen System Alteration to Existing System (includes 1 hour Plan Check, plus 1 hour inspection)		\$562.00
Plan Check - Clean Agent Fire Suppression System (includes FM 200, Inergen, CO2, Novec, etc.) (includes 3 hours Plan Check, plus 2 hours inspection)		\$1,373.00

Fire Protection System Fire Plan Check - Fire Alarm Systems

Plan Check - Fire Alarm System (1-10 devices) (includes 2 hours Plan Check, plus 1 hour inspection) Fees applicable to new & existing fire alarm systems		\$811.00
Plan Check - Fire Alarm System (11-25 devices) (includes 2 hours Plan Check, plus 2 hours inspection) Fees applicable to new & existing fire alarm systems		\$1,124.00

Plan Check - Fire Alarm System (26-50 devices) (includes 2 hours Plan Check, plus 3 hours inspection) Fees applicable to new & existing fire alarm systems		\$1,373.00
Plan Check - Fire Alarm System (51-100 devices) (includes 3 hours Plan Check, plus 3 hours inspection) Fees applicable to new & existing fire alarm systems	Fees associated with Automatic Fire Detection System category will be restructured/consolidated into a single category and incorporated in the proposed new fee structure of the Plan Check Fee Study.	\$1,686.00
Plan Check - Fire Alarm System (101 devices) (includes 4 hours Plan Check, plus 3 hours inspection) Fees applicable to new & existing fire alarm systems		\$1,935.00
Plan Check - Each Additional Story (above 1st floor) (includes 1 hour Plan Check) Fees applicable to new & existing fire alarm systems		\$249.00

Fire Protection System Fire Plan Check - Automatic Fire Detection System

Plan Check - Smoke/Heat Detection System (1-10 devices) (includes 2 hours Plan Check, plus 1 hour inspection)		\$811.00
Plan Check - Smoke/Heat Detection System (11-25 devices) (includes 2 hours Plan Check, plus 2 hours inspection)		\$1,124.00
Plan Check - Smoke/Heat Detection System (26-50 devices) (includes 2 hours Plan Check, plus 3 hours inspection)	Fees associated with Automatic Fire Detection System category will be restructured/consolidated into a single category and incorporated in the proposed new fee structure of the Plan Check Fee Study.	\$1,373.00
Plan Check - Smoke/Heat Detection System (51-100 devices) (includes 3 hours Plan Check, plus 3 hours inspection)		\$1,686.00
Plan Check - Smoke/Heat Detection System (101 devices or more) (includes 4 hours Plan Check, plus 3 hours inspection)		\$1,935.00
Plan Check - Each Additional Story (above 1st floor) (includes 1 hour Plan Check)		\$249.00

Fire Protection System Fire Plan Check - Specialized Gas Detection Systems

Plan Check - Ammonia Leak Detection System (includes 2 hours Plan Check, plus 2 hours inspection)		\$1,124.00
Plan Check - Carbon Monoxide Detection System (includes 2 hours Plan Check, plus 2 hours inspection)		\$1,124.00
Plan Check - Refrigerant Leak Detection System (includes 2 hours Plan Check, plus 2 hours inspection)	Fees in this category will be restructured/ consolidated with Water Flow category and incorporated in the proposed new fee structure of the Plan Check Fee Study.	\$1,124.00
Plan Check - Hydrogen Gas Detection System (includes 2 hours Plan Check, plus 2 hours inspection)		\$1,124.00
Plan Check - Medical Gas (includes 2 hours Plan Check, plus 2 hours inspection)		\$1,124.00
Plan Check - All Others (includes 2 hours Plan Check, plus 3 hours inspection)		\$1,124.00

Fire Protection System Fire Plan Check - Water Flow

Plan Check - Simple water flow up to 5 devices (per riser) (includes 1 hour Plan Check, plus 1 hour inspection)	Fees in this category will be restructured/ consolidated with Specialized Gas Detection Systems category and incorporated in the proposed new fee structure of the Plan Check Fee Study.	\$562.00
Plan Check - Simple water flow 6-10 devices (per riser) (includes 2 hours Plan Check, plus 1 hour inspection)		\$811.00
Plan Check - More than 10 devices (per riser)		Charge as Fire Alarm System

Fire Protection System Fire Plan Check - Additional Plan Review Services

Plan Check - 1st Revision - per hour		\$249.00
Plan Check - 2nd Revision - per hour		\$249.00
Plan Check - 3rd Revision & each revision thereafter per hour		\$249.00
Plan Check - Hourly Rate (plan review)		\$249.00
Plan Check - Expedite Request (Review and approved within 3 business days)	Fees in this category will be modified and incorporated in the proposed new fee structure of the Plan Check Fee Study.	Double Plan Check Fee
Plan Check - Over the Counter (Express)		\$281.00
Plan Check - Work Performed Without Permit(s)		Double Plan Check Fee
Plan Check - "As Built" Drawings (per submittal)		\$125.00
Plan Check - Alternative Materials and Methods - Fire Marshal Review (1 Hour Minimum Time Charged)		\$313.00

Division General Comments (Applicable to all Fees)

Plan check fees cover the initial review of pertinent plans and/or documents and if necessary, 1st plan revision which includes a re-check fee at the current prevailing hourly rate, as well as other administrative costs associated with plan checking. Additional plan review or re-inspections resulting from failure to correct plan errors or other special circumstances will be charged at the prevailing hourly rate.

For special circumstances, the Fire Marshal or designee may impose an hourly rate for Fire Prevention services to assure full cost recovery. These types of Inspection Fees are per hour/per person with a one-hour minimum, with the exception of the Express Plan Check.

Expiration: Construction permits shall automatically become invalid unless the work authorized by such a permit is commenced within 180 days after the issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

Extensions: The fire code official is authorized to grant, in writing, one or more extensions of the time period of a permit for periods of not more than 90 days each. Such extensions shall be requested by the permit holder in writing and justifiable cause demonstrated.

Division Footnotes

(1) Plan Checks include: New Construction, Tenant Improvement, Master Plan/Site Improvement, Hazardous Material Fire and State Fire Marshal/OSHPD/DSA Plan Checks. With the exception of the Express Plan Check, all other Plan Checks include 1 hour Inspection.

(2) Hazardous Materials Fire Plan Check – A construction permit is required for the repair, modification, construction, installation and removal of any facility containing hazardous and/or flammable/combustible materials.

FY 2025-26 Proposed New Fees

Fire Department

Plan Checks

<i>Description</i>	<i>Reason</i>	<i>Proposed Amount</i>
Building Plan Check		
Plan Check- Express (Each)	Fees in this category were modified/restructured/consolidated from current city fees as part of the Plan Check Fee Study.	\$638.00
Plan Check - Base Fee (Each)		\$888.00
Plan Check- Hourly Rate		\$182.00
Land Use/ Entitlement Plan Review		
Land Use/ Entitlement Plan Review (Each)	The fees were modified/restructured from current city fees as part of the Plan Check Fee Study.	\$433.00
Infrastructure Plan Review		
Infrastructure Plan Review (Each)	The fees were modified/restructured from current city fees as part of the Plan Check Fee Study.	\$433.00
Automatic Fire Sprinkler System (Wet, Dry, Deluge, Foam, Fixed Spray, Pré- Action, etc.)		
Plan Check- New fire Protection System (1-20 heads)/ Per Riser	Fees in this category were modified/restructured/consolidated from current city fees as part of the Plan Check Fee Study.	\$914.00
Plan Check- New fire Protection System (21- 99 heads)/ Per Riser		\$1,468.00
Plan Check- New fire Protection System (100- 400 heads)/ Per Riser		\$2,244.00
Plan Check- New fire Protection System (Over 400 heads)/ Per Riser		\$2,877.00
Plan Check- NFPA 13-D System (Per System)		\$1,334.00
Plan Check - ALTERATIONS (Wet system only) (1-10 heads)/ Per Riser		\$553.00
Plan Check - ALTERATIONS (Wet system only) (11-20 heads)/ Per Riser		\$635.00
Plan Check - ALTERATIONS (Wet system only) (21-99 heads)/ Per Riser		\$1,108.00
Plan Check - ALTERATIONS (Wet system only) (100-plus heads)/ Per Riser		\$1,482.00
Plan Check-Special Hazard Fire Extinguishing Foam Water Spray Nozzle System/ Per System		<i>New fee to capture new service or services already provided but not in the current fee schedule.</i>
Fire Sprinkler Appliances		
Plan Check - Standpipe Systems (wet, dry, combo) - Each	Fees in this category were modified from current city fees as part of the Plan Check Fee Study.	\$869.00
Plan Check - Fire Hose Racks- (Each)		\$782.00
Plan Check - Fire Pump (plan check & test) flat rate.- (Each)		\$1,365.00
Underground Fire Service		
Plan Check - Fire Service for Fire Sprinkler System (Base)	Fees in this category were modified/restructured from current city fees as part of the Plan Check Fee Study.	\$1,306.00
Plan Check - Fire Service for Fire Sprinkler System (Per Lateral)- Each		\$580.00
Plan Check - Fire Service for Private Fire Hydrant System (Base)		\$1,306.00

Plan Check - Fire Service for Private Fire Hydrant System (Per Hydrant)- Each		\$580.00
Plan Check - Emergency Repair for Underground Fire Service - Each		\$839.00
Plan Check - New/Replace/Repair Fire Dept. Connection/Fire Hydrant/Post Indicator Valve/ Backflow Device/Other- Each		\$755.00

Automatic Fire Extinguishing/ Fire Suppression System (Clean Agent, Dry Chemical, Hood & Duct)

Plan Check- New System 1-11 flow points - (Flat)	Fees in this category were modified/restructured from current city fees as part of the Plan Check Fee Study.	\$960.00
Plan Check- New System 12- 22 flow points - (Flat)		\$1,140.00
Plan Check- New System 23 or more flow points- (Flat)		\$1,411.00
Plan Check - Alteration to Existing System - (Each)		\$782.00
Plan Check - Clean Agent Fire Suppression/ Dry Chemical System (includes FM 200, Inergen, CO2, Novec, etc.) 1-5 nozzles- (Flat)		\$960.00
Plan Check - Clean Agent Fire Suppression/ Dry Chemical System (includes FM 200, Inergen, CO2, Novec, etc.) 6-10 nozzles- (Flat)		\$1,140.00
Plan Check - Clean Agent Fire Suppression/ Dry Chemical System (includes FM 200, Inergen, CO2, Novec, etc.) 11+ nozzles- (Flat)		\$1,411.00

Fire Alarm Systems/ Sprinkler Monitoring System/ Automatic Fire/ Smoke/ Heat Detection System

Plan Check - Fire Alarm System 1-10 devices- (Flat)	Fees in this category were modified/restructured/consolidated from current city fees as part of the Plan Check Fee Study.	\$1,076.00
Plan Check- Fire Alarm System 11-25 devices- (Flat)		\$1,481.00
Plan Check- Fire Alarm System 26-50 devices-(Flat)		\$1,894.00
Plan Check- Fire Alarm System 51-100 devices- (Flat)		\$2,533.00
Plan Check- Fire Alarm System over 100 devices - Per Device		\$26.00
Plan Check - Each Additional Story (Above or below 1st floor) - Each		\$488.00
Plan Check -Extension to Existing System (Up to Five Devices) - Flat	<i>New fees to capture new service or services already provided but not in the current fee schedule.</i>	\$778.00
Plan Check- Fire Alarm System for Large Day Care - (Flat)		\$778.00
Plan Check- Panel/ Dialer Replacement- Each		\$778.00

Specialized Gas Detection System (Ammonia/ Carbon Monoxide/ Refrigerant/ Hydrogen/ Medical Gas/ CO2)

Plan Check- Specialized Gas Detection Systems (Ammonia / Carbon Monoxide / Refrigerant / Hydrogen / Medical Gas / CO2) -Detection Systems- (Per System)	Fees in this category were modified/restructured/consolidated from current city fees as part of the Plan Check Fee Study.	\$960.00
Plan Check- Specialized Gas Detection Systems - ALL OTHERS - (Per System)		\$960.00

Emergency Responder Radio Coverage (ERRC)

Plan Check- Preliminary Testing- (Per Hr)	<i>New fees to capture new service or services already provided but not in the current fee schedule.</i>	\$236.00
Plan Check & Functional Testing - (Per System)		\$1,320.00

Additional Plan Review Services / Miscellaneous

Plan Check- Each additional Cycle/ Review- (Per Review)	Fees in this category were modified/restructured/consolidated from current city fees as part of the Plan Check Fee Study.	\$407.00
Plan Check - Hourly Rate (plan review) - Per Hour		\$182.00
Plan check- Expedite Request-(Each)		Double Plan Check Fee
Plan Check - Work Performed Without Permit(s) - Each		Double Plan Check Fee

EXHIBIT 2

Plan Check - "As Built" Drawings- (Per Submittal)		\$272.00
Plan Check- Up to 90 Day Extension (Limit 2 Per Fire Marshal Approval)- Each	<i>New fees to capture new service or services already provided but not in the current fee schedule.</i>	\$203.00
Plan Check- Demolition Work- (Each)		\$270.00
Plan Check- Office of Statewide Health Planning and Development (OSHDP) Review- (Per Review)		\$1,458.00
Plan Check- Department of State Architecture (DSA) Review- (Per Review)		\$1,458.00
Plan Check- San Joaquin County Building Permit Plan Review-(Each)		\$1,515.00
Plan Check - Fire Marshal Review (Alternative Materials & Methods)-Each	Fee was modified from current city fee as part of the Plan Check Fee Study	\$613.00
Plan Check- Technology Fee (% of Permit Fee)	<i>New fee to capture new service or services already provided but not in the current fee schedule.</i>	2.51% of permit

Division General Comments (Applicable to all fees)

* Please note the rates will be adjusted by CPI effective 7/1/2026 as part of the Annual Budget Development Process for FY 2026-27.

Plan check fees cover the initial review of pertinent plans and/or documents and if necessary, 1st plan revision which includes a re-check fee at the current prevailing hourly rate, as well as other administrative costs associated with plan checking. Additional plan review or re-inspections resulting from failure to correct plan errors or other special circumstances will be charged at the prevailing hourly rate.

For special circumstances, the Fire Marshal or designee may impose an hourly rate for Fire Prevention services to assure full cost recovery. These types of Inspection Fees are per hour/per person with a one-hour minimum, with the exception of the Express Plan Check.

Expiration: Construction permits shall automatically become invalid unless the work authorized by such a permit is commenced within 180 days after the issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

Extensions: The fire code official is authorized to grant, in writing, one or more extensions of the time period of a permit for periods of not more than 90 days each. Such extensions shall be requested by the permit holder in writing and justifiable cause demonstrated.

A technology Fee of 2.51% will be charged in addition to the applicable permit/plan check/inspection fees