



City of Newman Building Department

1247 Main Street • Newman, CA 95360 • (209)862-1506
 Website: <http://www.cityofnewman.com>

BUILDING PERMIT FEE SCHEDULE

Effective: 10/14/2014

New Commercial Building Permit Fees

Type of Occupancy	Charge per Square Foot
Churches and Other Religious.....	\$0.52
Apartments.....	\$0.57
Hotels/Motels.....	\$0.51
Industrial/Warehouse up to 4,999 sq.ft.....	\$0.46
Industrial/Warehouse 5,000-10,000 sq.ft.....	\$0.30
Industrial/Warehouse 10,001-40,000 sq.ft.....	\$0.26
Industrial/Warehouse 40,001-50,000 sq.ft.....	\$0.21
Industrial/Warehouse 50,001 sq. ft. and up.....	\$0.17
Offices/Professional/Retail up to 4,999 sq.ft.....	\$0.74
Offices/Professional/Retail 5,000-10,000 sq.ft.....	\$0.63
Offices/Professional/Retail 10,001-50,000 sq.ft.....	\$0.55
Offices/Professional/Retail 50,001 and up.....	\$0.32
Restaurant – All square footages.....	\$1.27
Shell Buildings up to 4,999 sq.ft.....	\$0.42
Shell Buildings 5,000-25,000 sq.ft.....	\$0.39
Shell Buildings 25,001 and up.....	\$0.33

PME amounts are included in calculation of permit fee.

There will be an additional \$.04 per square foot multiplier for the entire square footage of buildings 2 stories or more.

The Building Official shall classify commercial buildings not listed above in the category most nearly resembling the use.



Commercial Tenant Improvements

Type of Occupancy	Charge per Square Foot
Up to 2,000 sq.ft.....	\$0.70
2,001-3,000 sq.ft.....	\$0.62
3,001-5,000 sq.ft.....	\$0.48
5,001-20,000 sq.ft.....	\$0.41
20,000 and up.....	\$0.36
Restaurants – All square footages.....	\$0.90 OR per Commercial worksheet

*****The PLAN CHECK FEE for New Buildings and Tenant Improvements will be 65% of the building permit fee and DOUBLED for Expedited Projects*****

New Single Family Dwellings and Duplexes Permit Fees (One Story)*

Square Footage	Charge per Square Foot
Up to 1,580 sq.ft.....	\$1.00 + \$0.25 x garage/covered patio sq. ft.
1,581-3,350 sq.ft.....	\$0.95 + \$0.25 x garage/covered patio sq. ft.
3,351-5,000+ sq.ft.....	\$0.85 + \$0.25 x garage/covered patio sq. ft.
Residential Fire Sprinklers.....	(fixed fee) \$305.00 – (\$30.00 x .25 processing + \$85.00 x 3.5 inspection and plan check)

*There will be an additional \$.04 per square foot multiplier for the entire square footage of buildings 2 stories or more.

The Plan Check Fee will be 65% of the calculated building permit fee (excluding fire sprinkler permits).

Expedited Plan Check Fee will be DOUBLE the calculated plan check fee based on 65% of the building permit fee.

Plan review fees for initial master planned submittals will be 65% of the building permit fee. A \$200.00 processing and planning review fee will be charged per tract home permit issued under each approved master plan.

PME amounts are included in calculation of permit fee.



Swimming Pools*

Type	Minimum Fees
Residential – Pool only.....	\$602.50 – (\$30.00 x .25 processing + \$85.00 x 6 inspection and plan check)
Residential – Pool & Spa.....	\$772.50 - (\$30.00 x .25 processing + \$85.00 x 8 inspection and plan check)
Commercial – Pool only.....	\$815.00 - (\$30.00 x .25 processing + \$85.00 x 9.5 inspection and plan check)

***Swimming Pool fees are subject to increases based on additional options of project.**

Re-Roof Permits*

Type	Minimum Fees
Residential – Tear-off w/new sheathing.....	\$177.50 – (\$30.00 x .25 processing + \$85.00 x 2 Inspection)
Residential – Tear-off w/o sheathing.....	\$135.00 – (\$30.00 x .25 processing + \$85.00 x 1.5 Inspection)
Residential – Overlay.....	\$135.00 – (\$30.00 x .25 processing + \$85.00 x 1.5 Inspection)
Commercial.....	Up to 5,000 sq.ft. x \$0.11 5,001-7,500 sq.ft. x \$0.08 7,501-10,000 sq.ft. x \$0.05

***Residential Re-Roofs are priced for all roof sizes; additional fees may be subject to increases based on additional options of project.**



Residential Additions

Type	Fees
All square footages.....	\$1.00 per square foot (\$255.00 minimum includes plan check or per worksheet)
The Plan Check fee will be 65% of the building permit fee.	
PME amounts are included in calculation of permit fee	
There will be an additional \$.04 per square foot multiplier for the entire square footage of buildings 2 stories or more.	

Residential Remodels

Type	Fees
All square footages.....	\$255.00 min. – (Residential alteration, remodel and repair permit fee calculation worksheet shall be used)

Fire Damage Repair

Type	Fees
All square footages.....	\$255.00 min. – (For residential or commercial, the fire damage repair fee calculation worksheet shall be used)

Sign Permits

Type	Fees
All Signs.....	\$140.25 minimum including plan check – (Commercial sign fee calculation worksheet shall be used)



Miscellaneous Permit Fees

Type	Minimum Fees
Gas line repair or replacement.....	\$71.25 – (\$30.00 x .25 processing + \$85.00 x .75 inspection)
Water line replacement.....	\$71.25 – (\$30.00 x .25 processing + \$85.00 x .75 inspection)
Sewer line replacement.....	\$71.25 – (\$30.00 x .25 processing + \$85.00 x .75 inspection)
Water Heater Change-outs.....	\$71.25 – (\$30.00 x .25 processing + \$85.00 x .75 inspection)
Residential Plumbing - (Water Softener; Shower Pans, etc.).....	\$71.25 – (\$30.00 x .25 processing + \$85.00 x .75 inspection)
Temporary power.....	\$71.25 – (\$30.00 x .25 processing + \$85.00 x .75 inspection)
Electrical Panel change-outs up to 200amp.....	\$71.25 – (\$30.00 x .25 processing + \$85.00 x .75 inspection)
Electrical Panel change-outs over 200amp.....	Cost recovery – Use commercial or residential fee worksheet
Roof Mount PV System up to 2 inverters (incl. micro inverters)...	\$220.00 – (\$30.00 x .25 processing + \$85.00 x 2.5 inspection and plan check)
Roof Mount PV System 3 to 5 inverters.....	\$305.00 – (\$30.00 x .25 processing + \$85.00 x 3.5 inspection and plan check)
Roof Mount PV System 6+ inverters.....	\$475.00 – (\$30.00 x .25 processing + \$85.00 x 5.5 inspection and plan check)
HVAC Change-outs.....	\$71.25 – (\$30.00 x .25 processing + \$85.00 x .75 inspection)
HVAC New Units.....	\$135.00 – (\$30.00 x .25 processing + \$85.00 x 1.5 inspection)
Commercial Signs.....	Cost recovery – Use commercial sign fee calculation worksheet
Re-Inspection / Investigation Fee.....	Cost recovery – \$85.00 per inspection hour
Demolition Permit.....	\$71.25 – (\$30.00 x .25 processing + \$85.00 x .75 inspection)
Additional Plan Review.....	Cost recovery – \$85.00 per hour



Miscellaneous Permit Fees (cont.)

Type	Minimum Fees
Attached Patio Covers (any size).....	\$177.50 minimum* - (\$30.00 x .25 processing + \$85.00 x 2 inspection and plan check)
Detached Patio Covers, Accessory Structures, Sheds, Garages	
>120 sq.ft.	\$177.50 minimum* - (\$30.00 x .25 processing + \$85.00 x 2 inspection and plan check)

***Use residential fee worksheet for irregular sized structures, stucco siding, electrical or plumbing added to structure.**

Garage Conversions.....Cost recovery – Use Residential Alteration, Remodel, Repair fee worksheet

Red Tag Violations: Subject to double the calculated building permit fee for project.

Miscellaneous Permits for Projects not listed are subject to the Fee Calculation Worksheet and calculated under the discretion of the Chief Building Official.

Zoning Permits (Accessory Structures & Sheds

<120 sq.ft and Fences under 6ft.)...\$37.25 – (\$30.00 x .25 processing + \$85.00 x .35)

Hourly Rates:

Inspections and Plan Check per hour.....	\$ 85.00
Permit Processing per hour	\$ 30.00
CASp – Certified Access Specialist per hour.....	\$125.00

Example of how to calculate per square footage: New 6,600 sq.ft. Dollar Store –
 6,600s.f. x .63 = \$4,158.00 building fee x 65% = \$2,702.70 plan check fee
 \$4,158.00 + 2,702.70 = **\$6,860.70** Building Permit Fee***

Example does not include any State and Impact/Development Fees



Commercial Alteration, Remodel, and Repair

Permit Fee Calculation Worksheet

NOTE: 6 or more inspections constitutes a tenant improvement and fees will be charged at the per Sq.Ft. rates.

All figures are estimates and may be adjusted prior to permit issuance

Type of Required Inspection	YES	NO	How Many?
Plan Review - Hours			
Under-Floor Framing and/or Plumbing			
Foundation Inspection			
Shear/Roof Nailing			
Frame Inspection- may include minor rough Elec. Plumb. and Mech. at time of inspection			
Electrical Inspection			
Plumbing Inspection			
Mechanical Inspection			
Gypsum/Lath Inspection			
T-Bar Ceiling Inspection			
Insulation Inspection			
Misc. Inspection			
Final Inspection – C of O			
Sub-Totals	Total Plan Review hrs. _____ x \$85.00=		
	Total Inspections required ____ x \$85.00 =		
	Permit Processing.....		\$ 30.00
PERMIT FEE	*****		\$



Residential Alteration, Remodel, and Repair

Permit Fee Calculation Worksheet

All figures are estimates and may be adjusted prior to permit issuance

Type of Required Inspection	YES	NO	How Many?
Plan Review - Hours			
Under-Floor Framing and/or Plumbing			
Foundation Inspection			
Shear/Roof Nailing			
Frame Inspection- may include minor rough Elec. Plumb. and Mech. at time of inspection			
Electrical Inspection			
Plumbing Inspection			
Mechanical Inspection			
Gypsum/Lath Inspection			
Utility Release/Gas Test			
Insulation Inspection			
Misc. Inspection			
Final Inspection			
Sub-Totals	Total Plan Review hrs. _____ x \$85.00=		
	Total Inspections required ____ x \$85.00 =		
	Permit Processing.....		\$ 30.00
PERMIT FEE	*****		\$



Fire Damage Repair

Permit Fee Calculation Worksheet

All figures are estimates and may be adjusted prior to permit issuance

Type of Required Inspection	YES	NO	How Many?
Plan Review - Hours			
Pre-Work Inspection			
Roof/Shear Nailing			
Frame Inspection- may include minor rough Elec. Plumb. and Mech. at time of inspection			
Electrical Inspection			
Plumbing Inspection			
Mechanical Inspection			
Gypsum/Lath Inspection			
Utility Release/Gas Test			
Insulation Inspection			
Misc. Inspection			
Final Inspection			
Sub-Totals	Total Plan Review hrs. _____ x \$85.00=		
	Total Inspections required ____ x \$85.00 =		
	Permit Processing.....		\$ 30.00
PERMIT FEE	*****		\$



Commercial Sign

Permit Fee Calculation Worksheet

All figures are estimates and may be adjusted prior to permit issuance

Type of Required Inspection	YES	NO	How Many?
Plan Review - Hours			
Foundation/Footing Inspection			
Electrical Inspection			
Misc. Inspection			
Final Inspection			
Sub-Totals	Total Plan Review hrs. _____ x \$85.00=		
	Total Inspections required _____ x \$85.00 =		
	Permit Processing.....		\$ 30.00
PERMIT FEE	*****		\$