

City of Pinole

MASTER FEE SCHEDULE - BUILDING FEES

C. Building Plan Review Fees

Activity Description	Fee	Charge Basis	Note
1 Building Plan Check Fees - Building			
a) Plan Review Fee, if applicable	75%	% of permit fee	[a]
b) Expedited Plan Check - At Application Submittal (when applicable)	1.5x standard plan check fee		
c) Over the Counter Plan Review Fee	\$189	Per Hour	[b];[c]
d) Revision Application Fee (per hour) (1-hour minimum)	\$189	Per Hour	
e) Tract Home / Master Plan Construction (Production Units)	20% of standard plan check		[d]
f) Alternate Materials and Materials Review (per hour)	\$189	Per Hour	
g) Excess Plan Review Fee (4th and subsequent) (per hour)	\$189	Per Hour	
h) Revisions (per hour)	\$189	Per Hour	
2 Building Plan Check Fees - Planning (Fees Only Applied to Projects Requiring Review)			
a) Zoning Clearance Verification	\$113		
b) Planning Plan Check			
i) Alterations/Additions - Residential	\$282		
ii) New Construction - Single Family Residential	\$508		
iii) New Construction - 2-4 Residential Units	\$959		
iv) New Construction - 5+ Residential Units	\$2,483		
v) New Construction - Non-Residential	\$959		
vi) Alterations/Additions - Non-Residential	\$508		
3 Building Plan Check Fees - Public Works Engineering (Fees Only Applied to Projects Requiring Review)			
a) Swimming Pool	\$210		
b) Block Wall	\$105		
c) Fence	\$105		
d) Sign	\$105		
e) Alterations/Additions - Residential	\$158		
f) New Construction - Single Family Residential	\$420		
g) New Construction - 2-4 Residential Units	\$630		
h) New Construction - 5+ Residential Units	\$1,260		
i) New Construction - Non-Residential	\$840		
j) Alterations/Additions - Non-Residential	\$210		
k) Trash Capture, SWPPP, and NPDES Review Fees	See Eng. Fee Schedule		
l) Permits / Plan checks not listed above	See footnote		[e]

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Activity Description	Fee	Charge Basis	Note
When applicable, plan check fees shall be paid at the time of application for a building permit. The plan checking fee is in addition to the building permit fee. Plan check fee applies to base building permit fee and mechanical, electrical, and plumbing inspection fees, when applicable.			

[a] Includes up to three plan checks. The City will bill hourly for additional plan review required.

[b] For permits requiring only over the counter plan review, e.g. non-engineered plans.

[c] Category added to fee schedule subsequent to initial adoption, allows for reduced plan check fee for over the counter / in-house plan check.

[d] For identical buildings built by the same builder on the same lot or in the same tract and for which building permits are issued at the same time.

[e] Engineer/technician to determine hours and applicable fee at time of application.