

# City of Lake Forest

## BUILDING AND SAFETY FEES

### New Construction - New Shell or New Building with Inside Improvement

| Fee Description   |   | Total       | Plan Check | Permit      | Note |
|---|---|-------------|------------|-------------|------|
| <b>Assembly - Restaurants, Bars, Nightclubs</b>                       |   |             |            |             |      |
| 1   | Construction 0 to 5000 square feet      | \$5,295.00  | \$1,853.00 | \$3,442.00  |      |
| 2   | Construction 5001 to 10000 square feet  | \$9,449.00  | \$3,307.00 | \$6,142.00  |      |
| 3   | Each additional 1000 square feet        | \$1,454.00  | \$509.00   | \$945.00    |      |
| <b>Assembly - All Other</b>   |   |             |            |             |      |
| 4   | Construction 0 to 5000 square feet      | \$4,465.00  | \$1,563.00 | \$2,902.00  |      |
| 5   | Construction 5001 to 10000 square feet  | \$7,788.00  | \$2,726.00 | \$5,062.00  |      |
| 6   | Construction 10001 to 15000 square feet | \$10,695.00 | \$3,743.00 | \$6,952.00  |      |
| 7   | Construction 15001 to 25000 square feet | \$14,640.00 | \$5,124.00 | \$9,516.00  |      |
| 8   | Each additional 1000 square feet        | \$1,038.00  | \$363.00   | \$675.00    |      |
| <b>B - Business</b>   |   |             |            |             |      |
| 9   | Construction 0 to 5000 square feet      | \$5,192.00  | \$1,817.00 | \$3,375.00  |      |
| 10  | Construction 5001 to 10000 square feet  | \$9,345.00  | \$3,271.00 | \$6,074.00  |      |
| 11  | Construction 10001 to 15000 square feet | \$12,045.00 | \$4,216.00 | \$7,829.00  |      |
| 12  | Construction 15001 to 25000 square      | \$16,509.00 | \$5,778.00 | \$10,731.00 |      |
| 13  | Each additional 1000 square feet        | \$934.00    | \$327.00   | \$607.00    |      |
| <b>E, Business - Educational, Schools</b>                             |   |             |            |             |      |
| 14  | Construction 0 to 5000 square feet      | \$4,465.00  | \$1,563.00 | \$2,902.00  |      |
| 15  | Construction 5001 to 10000 square feet  | \$7,788.00  | \$2,726.00 | \$5,062.00  |      |
| 16  | Construction 10001 to 15000 square feet | \$10,695.00 | \$3,743.00 | \$6,952.00  |      |
| 17  | Construction 15001 to 25000 square      | \$14,640.00 | \$5,124.00 | \$9,516.00  |      |
| 18  | Each additional 1000 square feet        | \$1,038.00  | \$363.00   | \$675.00    |      |
| <b>F-1, F-2, H-1 thru 4, factory &amp; industrial, hazard</b>         |   |             |            |             |      |
| 19  | Construction 0 to 5000 square feet      | \$2,700.00  | \$945.00   | \$1,755.00  |      |
| 20  | Construction 5001 to 10000 square feet  | \$4,361.00  | \$1,526.00 | \$2,835.00  |      |
| 21  | Construction 10001 to 15000 square feet | \$5,918.00  | \$2,071.00 | \$3,847.00  |      |
| 22  | Construction 15001 to 25000 square      | \$9,137.00  | \$3,198.00 | \$5,939.00  |      |
| 23  | Each additional 1000 square feet        | \$841.00    | \$294.00   | \$547.00    |      |
| <b>H-5, HPM</b>   |   |             |            |             |      |
| 24  | Construction 0 to 5000 square feet      | \$5,400.00  | \$1,890.00 | \$3,510.00  |      |
| 25  | Construction 5001 to 10000 square feet  | \$9,657.00  | \$3,380.00 | \$6,277.00  |      |
| 26  | Construction 10001 to 15000 square ft.  | \$12,252.00 | \$4,288.00 | \$7,964.00  |      |
| 27  | Construction 15001 to 25000 square ft.  | \$16,821.00 | \$5,887.00 | \$10,934.00 |      |
| 28  | Each additional 1000 square feet        | \$934.00    | \$327.00   | \$607.00    |      |
| <b>I-1, I-2 - Institutional, convalescent hospitals, nursing home</b> |   |             |            |             |      |
| 29  | Construction 0 to 5000 square feet      | \$5,400.00  | \$1,890.00 | \$3,510.00  |      |
| 30  | Construction 5001 to 10000 square feet  | \$9,657.00  | \$3,380.00 | \$6,277.00  |      |
| 31  | Construction 10001 to 15000 square ft.  | \$12,252.00 | \$4,288.00 | \$7,964.00  |      |
| 32  | Construction 15001 to 25000 square ft.  | \$16,821.00 | \$5,887.00 | \$10,934.00 |      |
| 33  | Each additional 1000 square feet        | \$934.00    | \$327.00   | \$607.00    |      |

# City of Lake Forest

## BUILDING AND SAFETY FEES

### New Construction - New Shell or New Building with Inside Improvement

| Fee Description   |   | Total       | Plan Check | Permit      | Note |
|---|---|-------------|------------|-------------|------|
| <b>I-2, I-3, Institutional, hospital, restrained</b>                            |   |             |            |             |      |
| 34  | Construction 0 to 5000 square feet      | \$7,060.00  | \$2,471.00 | \$4,589.00  |      |
| 35  | Construction 5001 to 10000 square feet  | \$11,734.00 | \$4,107.00 | \$7,627.00  |      |
| 36  | Construction 10001 to 15000 square feet | \$15,263.00 | \$5,342.00 | \$9,921.00  |      |
| 37  | Construction 15001 to 25000 square feet | \$20,248.00 | \$7,087.00 | \$13,161.00 |      |
| 38  | Each additional 1000 square feet        | \$851.00    | \$298.00   | \$553.00    |      |
| <b>I-4, R-4, Institutional, day care facilities, assisted living facilities</b> |   |             |            |             |      |
| 39  | Construction 0 to 5000 square feet      | \$4,672.00  | \$1,635.00 | \$3,037.00  |      |
| 40  | Construction 5001 to 10000 square feet  | \$8,203.00  | \$2,871.00 | \$5,332.00  |      |
| 41  | Construction 10001 to 15000 square feet | \$11,006.00 | \$3,852.00 | \$7,154.00  |      |
| 42  | Construction 15001 to 25000 square      | \$15,263.00 | \$5,342.00 | \$9,921.00  |      |
| 43  | Each additional 1000 square feet        | \$934.00    | \$327.00   | \$607.00    |      |
| <b>Mercantile</b>   |   |             |            |             |      |
| 44  | Construction 0 to 5000 square feet      | \$3,634.00  | \$1,272.00 | \$2,362.00  |      |
| 45  | Construction 5001 to 10000 square feet  | \$6,229.00  | \$2,180.00 | \$4,049.00  |      |
| 46  | Construction 10001 to 15000 square feet | \$8,826.00  | \$3,089.00 | \$5,737.00  |      |
| 47  | Each additional 1000 square feet        | \$1,038.00  | \$363.00   | \$675.00    |      |
| <b>R-1 Residential, Hotels</b>  |   |             |            |             |      |
| 48  | Construction 0 to 5000 square feet      | \$4,777.00  | \$1,672.00 | \$3,105.00  |      |
| 49  | Construction 5001 to 10000 square feet  | \$8,514.00  | \$2,980.00 | \$5,534.00  |      |
| 50  | Construction 10001 to 15000 square feet | \$11,318.00 | \$3,961.00 | \$7,357.00  |      |
| 51  | Each additional 1000 square feet        | \$1,038.00  | \$363.00   | \$675.00    |      |
| <b>R-2 - Multiple Family</b>  |   |             |            |             |      |
| 52  | Construction 0 to 5000 square feet      | \$4,672.00  | \$1,635.00 | \$3,037.00  |      |
| 53  | Construction 5001 to 10000 square feet  | \$8,306.00  | \$2,907.00 | \$5,399.00  |      |
| 54  | Construction 10001 to 15000 square feet | \$11,111.00 | \$3,889.00 | \$7,222.00  |      |
| 55  | Construction 15001 to 25000 square feet | \$15,368.00 | \$5,379.00 | \$9,989.00  |      |
| 56  | Each additional 1000 square feet        | \$1,142.00  | \$535.00   | \$607.00    |      |

# City of Lake Forest

## BUILDING AND SAFETY FEES

### New Construction - New Shell or New Building with Inside Improvement

| Fee Description   |   | Total      | Plan Check | Permit     | Note |
|---|---|------------|------------|------------|------|
| <b>R-3 Residential, One &amp; Two Family - Dwellings (New or Additions)</b> |   |            |            |            |      |
| 57  | Masonry 0 to 2000 square feet                   | \$2,803.00 | \$981.00   | \$1,822.00 |      |
| 58  | Each additional 1000 square feet                | \$1,557.00 | \$545.00   | \$1,012.00 |      |
| 59  | Wood Frame 0 to 100 square feet (for lofts)     | \$343.00   | \$120.00   | \$223.00   |      |
| 60  | Wood Frame 101 to 500 square feet (for lofts)   | \$685.00   | \$240.00   | \$445.00   |      |
| 61  | Wood Frame 501 to 1000 square feet (for lofts)  | \$1,038.00 | \$363.00   | \$675.00   |      |
| 62  | Wood Frame 1001 to 2000 square feet (for lofts) | \$2,077.00 | \$727.00   | \$1,350.00 |      |
| 63  | Each additional 1000 square feet (for lofts)    | \$1,142.00 | \$400.00   | \$742.00   |      |
| 64  | Wood Frame 0 to 100 square feet                 | \$436.00   | \$153.00   | \$283.00   |      |
| 65  | Wood Frame 101 to 500 square feet               | \$893.00   | \$313.00   | \$580.00   |      |
| 66  | Wood Frame 501 to 1000 square feet              | \$1,349.00 | \$472.00   | \$877.00   |      |
| 67  | Wood Frame 1001 to 2000 square feet             | \$2,596.00 | \$909.00   | \$1,687.00 |      |
| 68  | Each additional 1000 square feet                | \$1,454.00 | \$509.00   | \$945.00   |      |
| 69  | Basement - Semi-Finished                        | \$1,038.00 | \$363.00   | \$675.00   |      |
| 70  | Basement - Unfinished                           | \$924.00   | \$323.00   | \$601.00   |      |
| <b>S-1 or S-2 - Storage - Moderate/Low Hazard</b>                           |   |            |            |            |      |
| 71  | Construction 0 to 5000 square feet              | \$2,388.00 | \$836.00   | \$1,552.00 |      |
| 72  | Construction 5001 to 10000 square feet          | \$3,946.00 | \$1,381.00 | \$2,565.00 |      |
| 73  | Construction 10001 to 15000 square feet         | \$5,295.00 | \$1,853.00 | \$3,442.00 |      |
| 74  | Construction 15001 to 25000 square feet         | \$7,995.00 | \$2,798.00 | \$5,197.00 |      |
| 75  | Each additional 1000 square feet                | \$789.00   | \$276.00   | \$513.00   |      |
| <b>S-2, public garages</b>  |   |            |            |            |      |
| 76  | Construction 0 to 5000 square feet              | \$2,180.00 | \$763.00   | \$1,417.00 |      |
| 77  | Construction 5001 to 10000 square feet          | \$3,634.00 | \$1,272.00 | \$2,362.00 |      |
| 78  | Construction 10001 to 15000 square feet         | \$4,880.00 | \$1,708.00 | \$3,172.00 |      |
| 79  | Construction 15001 to 25000 square feet         | \$7,372.00 | \$2,580.00 | \$4,792.00 |      |
| 80  | Each additional 1000 square feet                | \$758.00   | \$265.00   | \$493.00   |      |

# City of Lake Forest

## BUILDING AND SAFETY FEES

### New Construction - New Shell or New Building with Inside Improvement

| Fee Description                                |   | Total      | Plan Check | Permit     | Note |
|--|---|------------|------------|------------|------|
| <b>U - Utility - cell sites, miscellaneous</b> |   |            |            |            |      |
| 81   | Wood frame Construction 0 to 500 square feet  | \$519.00   | \$182.00   | \$337.00   |      |
| 82   | Wood frame Construction 501 to 5000 square feet   | \$2,077.00 | \$727.00   | \$1,350.00 |      |
| 83   | Wood frame Construction 5001 to 10000 square ft.  | \$3,323.00 | \$1,163.00 | \$2,160.00 |      |
| 84   | Wood frame Construction 10001 to 15000 square ft.   | \$4,361.00 | \$1,526.00 | \$2,835.00 |      |
| 85   | Wood frame Construction 15001 to 25000 square ft.   | \$6,542.00 | \$2,290.00 | \$4,252.00 |      |
| 86   | Each additional 500 square feet   | \$695.00   | \$243.00   | \$452.00   |      |
|  |   |            |            |            |      |
| 87   | Masonry Construction 0 to 5000 square feet  | \$2,180.00 | \$763.00   | \$1,417.00 |      |
| 88   | Masonry Construction 5001 to 10000 square feet  | \$3,531.00 | \$1,236.00 | \$2,295.00 |      |
| 89   | Masonry Construction 10001 to 15000 square feet   | \$4,880.00 | \$1,708.00 | \$3,172.00 |      |
| 90   | Masonry Construction 15001 to 25000 square feet   | \$7,268.00 | \$2,544.00 | \$4,724.00 |      |
| 91   | Each additional 1000 square feet  | \$726.00   | \$254.00   | \$472.00   |      |
|  |   |            |            |            |      |
| 92   | Open Carport Construction 0 to 500 square feet  | \$311.00   | \$109.00   | \$202.00   |      |
| 93   | Open Carport Construction 501 to 5000 square feet   | \$1,557.00 | \$545.00   | \$1,012.00 |      |
| 94   | Open Carport Construction 5001 to 10000 square ft.  | \$2,492.00 | \$872.00   | \$1,620.00 |      |
| 95   | Open Carport Construction 10001 to 15000 square ft.   | \$3,426.00 | \$1,199.00 | \$2,227.00 |      |
| 96   | Open Carport Construction 15001 to 25000 square ft.   | \$4,880.00 | \$1,708.00 | \$3,172.00 |      |
| 97   | Each additional 1000 square feet  | \$571.00   | \$200.00   | \$371.00   |      |
|  |   |            |            |            |      |
| 98   | For Permits Requiring Plumbing, Electric, or Mechanical Review<br>the following percentages shall be added to base fees:* |            |            |            |      |
|  | a) Plumbing Fees  | 12%        | 12%        | 12%        |      |
|  | b) Electrical Fees  | 12%        | 12%        | 12%        |      |
|  | c) Mechanical Fees  | 12%        | 12%        | 12%        |      |

\* Alternatively, the City may calculate applicable plumbing, electric, and mechanical fees using individual A/C and fixture count fees identified in this schedule.

**City of Lake Forest**  
**BUILDING AND SAFETY FEES**  
**Additional Fee for Air-Conditioning**

| Fee Description                                      | Total      | Plan Check | Permit     | Note |
|--|------------|------------|------------|------|
| <b>Additional Fee for Air-Conditioning</b>           |            |            |            |      |
| 1 Commercial Construction 0 to 5000 square feet      | \$643.00   | \$225.00   | \$418.00   |      |
| 2 Commercial Construction 5001 to 10000 square feet  | \$914.00   | \$320.00   | \$594.00   |      |
| 3 Commercial Construction 10001 to 15000 square feet | \$1,142.00 | \$400.00   | \$742.00   |      |
| 4 Commercial Construction 15001 to 25000 square feet | \$1,661.00 | \$581.00   | \$1,080.00 |      |
| 5 Each additional 500 square feet                    | \$218.00   | \$76.00    | \$142.00   |      |
| 6 Residential Construction any size                  | \$592.00   | \$207.00   | \$385.00   |      |

**City of Lake Forest**  
**BUILDING AND SAFETY FEES**  
**Tenant Improvement**

| Fee Description   |   | Total      | Plan Check | Permit     | Note |
|---|---|------------|------------|------------|------|
| <b>A-Assembly, all categories</b>                                     |   |            |            |            |      |
| 1   | Construction 0 to 5000 square feet      | \$1,142.00 | \$400.00   | \$742.00   |      |
| 2   | Construction 5001 to 10000 square feet  | \$1,972.00 | \$690.00   | \$1,282.00 |      |
| 3   | Construction 10001 to 15000 square feet | \$2,492.00 | \$872.00   | \$1,620.00 |      |
| 4   | Each additional 1000 square feet        | \$218.00   | \$76.00    | \$142.00   |      |
| <b>B-Business, all categories</b>                                     |   |            |            |            |      |
| 5   | Construction 0 to 5000 square feet      | \$986.00   | \$345.00   | \$641.00   |      |
| 6   | Construction 5001 to 10000 square feet  | \$1,557.00 | \$545.00   | \$1,012.00 |      |
| 7   | Construction 10001 to 15000 square feet | \$2,180.00 | \$763.00   | \$1,417.00 |      |
| 8   | Construction 15001 to 25000 square feet | \$2,908.00 | \$1,018.00 | \$1,890.00 |      |
| 9   | Each additional 1000 square feet        | \$218.00   | \$76.00    | \$142.00   |      |
| <b>E-Educational</b>  |   |            |            |            |      |
| 10  | Construction 0 to 5000 square feet      | \$934.00   | \$327.00   | \$607.00   |      |
| 11  | Construction 5001 to 10000 square feet  | \$1,454.00 | \$509.00   | \$945.00   |      |
| 12  | Construction 10001 to 15000 square feet | \$2,077.00 | \$727.00   | \$1,350.00 |      |
| 13  | Construction 15001 to 25000 square feet | \$2,803.00 | \$981.00   | \$1,822.00 |      |
| 14  | Each additional 1000 square feet        | \$218.00   | \$76.00    | \$142.00   |      |
| <b>F-1, F-2, H-1 thru 4, factory &amp; industrial, hazard</b>         |   |            |            |            |      |
| 15  | Construction 0 to 5000 square feet      | \$540.00   | \$189.00   | \$351.00   |      |
| 16  | Construction 5001 to 10000 square feet  | \$872.00   | \$305.00   | \$567.00   |      |
| 17  | Construction 10001 to 15000 square feet | \$1,183.00 | \$414.00   | \$769.00   |      |
| 18  | Construction 15001 to 25000 square feet | \$1,828.00 | \$640.00   | \$1,188.00 |      |
| 19  | Each additional 1000 square feet        | \$168.00   | \$59.00    | \$109.00   |      |
| <b>H-5, HPM</b>   |   |            |            |            |      |
| 20  | Construction 0 to 5000 square feet      | \$1,080.00 | \$378.00   | \$702.00   |      |
| 21  | Construction 5001 to 10000 square feet  | \$1,931.00 | \$676.00   | \$1,255.00 |      |
| 22  | Construction 10001 to 15000 square ft.  | \$2,451.00 | \$858.00   | \$1,593.00 |      |
| 23  | Construction 15001 to 25000 square ft.  | \$3,364.00 | \$1,177.00 | \$2,187.00 |      |
| 24  | Each additional 1000 square feet        | \$186.00   | \$65.00    | \$121.00   |      |
| <b>I-1, I-2 - Institutional, convalescent hospitals, nursing home</b> |   |            |            |            |      |
| 25  | Construction 0 to 5000 square feet      | \$1,080.00 | \$378.00   | \$702.00   |      |
| 26  | Construction 5001 to 10000 square feet  | \$1,931.00 | \$676.00   | \$1,255.00 |      |
| 27  | Construction 10001 to 15000 square ft.  | \$2,451.00 | \$858.00   | \$1,593.00 |      |
| 28  | Construction 15001 to 25000 square ft.  | \$3,364.00 | \$1,177.00 | \$2,187.00 |      |
| 29  | Each additional 1000 square feet        | \$186.00   | \$65.00    | \$121.00   |      |

**City of Lake Forest**  
**BUILDING AND SAFETY FEES**  
**Tenant Improvement**

| Fee Description   |   | Total      | Plan Check | Permit     | Note |
|---|---|------------|------------|------------|------|
| <b>I-2, I-3, Institutional, hospital, restrained</b>                            |   |            |            |            |      |
| 30  | Construction 0 to 5000 square feet      | \$1,412.00 | \$494.00   | \$918.00   |      |
| 31  | Construction 5001 to 10000 square feet  | \$2,346.00 | \$821.00   | \$1,525.00 |      |
| 32  | Construction 10001 to 15000 square feet | \$3,052.00 | \$1,068.00 | \$1,984.00 |      |
| 33  | Construction 15001 to 25000 square feet | \$4,049.00 | \$1,417.00 | \$2,632.00 |      |
| 34  | Each additional 1000 square feet        | \$171.00   | \$60.00    | \$111.00   |      |
| <b>I-4, R-4, Institutional, day care facilities, assisted living facilities</b> |   |            |            |            |      |
| 35  | Construction 0 to 5000 square feet      | \$934.00   | \$327.00   | \$607.00   |      |
| 36  | Construction 5001 to 10000 square feet  | \$1,640.00 | \$574.00   | \$1,066.00 |      |
| 37  | Construction 10001 to 15000 square feet | \$2,201.00 | \$770.00   | \$1,431.00 |      |
| 38  | Construction 15001 to 25000 square      | \$3,052.00 | \$1,068.00 | \$1,984.00 |      |
| 39  | Each additional 1000 square feet        | \$186.00   | \$65.00    | \$121.00   |      |
| <b>M - Mercantile</b>   |   |            |            |            |      |
| 40  | Construction 0 to 5000 square feet      | \$779.00   | \$273.00   | \$506.00   |      |
| 41  | Construction 5001 to 10000 square feet  | \$1,142.00 | \$400.00   | \$742.00   |      |
| 42  | Construction 10001 to 15000 square feet | \$1,557.00 | \$545.00   | \$1,012.00 |      |
| 43  | Each additional 1000 square feet        | \$197.00   | \$69.00    | \$128.00   |      |
| <b>R-3 Residential, Remodels</b>  |   |            |            |            |      |
| 44  | 0 to 500 square feet                    | \$426.00   | \$149.00   | \$277.00   |      |
| 45  | 501 to 1000 square feet                 | \$634.00   | \$222.00   | \$412.00   |      |
| 46  | 1001 to 1500 square feet                | \$831.00   | \$291.00   | \$540.00   |      |
| 47  | 1501 to 2500 square feet                | \$1,235.00 | \$432.00   | \$803.00   |      |
| 48  | Each additional 1000 square feet        | \$94.00    | \$33.00    | \$61.00    |      |
| 49  | Miscellaneous Construction Permit       | \$177.00   | \$62.00    | \$115.00   |      |
| <b>R-1, R-2 Residential, Hotels, Multi-Family</b>                               |   |            |            |            |      |
| 50  | Construction 0 to 5000 square feet      | \$955.00   | \$334.00   | \$621.00   |      |
| 51  | Construction 5001 to 10000 square feet  | \$1,703.00 | \$596.00   | \$1,107.00 |      |
| 52  | Construction 10001 to 15000 square feet | \$2,263.00 | \$792.00   | \$1,471.00 |      |
| 53  | Each additional 1000 square feet        | \$208.00   | \$73.00    | \$135.00   |      |
| <b>S-1 or S-2 - Storage, all categories</b>                                     |   |            |            |            |      |
| 54  | Construction 0 to 5000 square feet      | \$612.00   | \$214.00   | \$398.00   |      |
| 55  | Construction 5001 to 10000 square feet  | \$872.00   | \$305.00   | \$567.00   |      |
| 56  | Construction 10001 to 15000 square feet | \$1,038.00 | \$363.00   | \$675.00   |      |
| 57  | Construction 15001 to 25000 square feet | \$1,557.00 | \$545.00   | \$1,012.00 |      |
| 58  | Each additional 1000 square feet        | \$145.00   | \$51.00    | \$94.00    |      |

**City of Lake Forest**  
**BUILDING AND SAFETY FEES**  
**Tenant Improvement**

| Fee Description                                |   | Total      | Plan Check | Permit   | Note |
|--|---|------------|------------|----------|------|
| <b>S-2, public garages</b>                     |   |            |            |          |      |
| 59   | Construction 0 to 5000 square feet  | \$436.00   | \$153.00   | \$283.00 |      |
| 60   | Construction 5001 to 10000 square feet  | \$726.00   | \$254.00   | \$472.00 |      |
| 61   | Construction 10001 to 15000 square feet   | \$976.00   | \$342.00   | \$634.00 |      |
| 62   | Construction 15001 to 25000 square feet   | \$1,474.00 | \$516.00   | \$958.00 |      |
| 63   | Each additional 1000 square feet  | \$152.00   | \$53.00    | \$99.00  |      |
| <b>U - Utility - cell sites, miscellaneous</b> |   |            |            |          |      |
| 64   | Wood frame Construction 0 to 500 square feet  | \$103.00   | \$36.00    | \$67.00  |      |
| 65   | Wood frame Construction 501 to 5000 square feet   | \$415.00   | \$145.00   | \$270.00 |      |
| 66   | Wood frame Construction 5001 to 10000 square ft.  | \$665.00   | \$233.00   | \$432.00 |      |
| 67   | Wood frame Construction 10001 to 15000 square ft.   | \$872.00   | \$305.00   | \$567.00 |      |
| 68   | Wood frame Construction 15001 to 25000 square ft.   | \$1,308.00 | \$458.00   | \$850.00 |      |
| 69   | Each additional 500 square feet   | \$139.00   | \$49.00    | \$90.00  |      |
| 69   | Masonry Construction 0 to 5000 square feet  | \$436.00   | \$153.00   | \$283.00 |      |
| 70   | Masonry Construction 5001 to 10000 square feet  | \$706.00   | \$247.00   | \$459.00 |      |
| 71   | Masonry Construction 10001 to 15000 square feet   | \$976.00   | \$342.00   | \$634.00 |      |
| 72   | Masonry Construction 15001 to 25000 square feet   | \$1,454.00 | \$509.00   | \$945.00 |      |
| 73   | Each additional 1000 square feet  | \$145.00   | \$51.00    | \$94.00  |      |
| 73   | Open Carport Construction 0 to 500 square feet  | \$62.00    | \$22.00    | \$40.00  |      |
| 74   | Open Carport Construction 501 to 5000 square feet   | \$311.00   | \$109.00   | \$202.00 |      |
| 75   | Open Carport Construction 5001 to 10000 square ft.  | \$498.00   | \$174.00   | \$324.00 |      |
| 76   | Open Carport Construction 10001 to 15000 square ft.   | \$685.00   | \$240.00   | \$445.00 |      |
| 77   | Open Carport Construction 15001 to 25000 square ft.   | \$976.00   | \$342.00   | \$634.00 |      |
| 78   | Each additional 1000 square feet  | \$114.00   | \$40.00    | \$74.00  |      |
| 79   | For Permits Requiring Plumbing, Electric, or Mechanical Review<br>the following percentages shall be added to base fees:* |            |            |          |      |
|  | a) Plumbing Fees  | 12%        | 12%        | 12%      |      |
|  | b) Electrical Fees  | 12%        | 12%        | 12%      |      |
|  | c) Mechanical Fees  | 12%        | 12%        | 12%      |      |

\* Alternatively, the City may calculate applicable plumbing, electric, and mechanical fees using individual A/C and fixture count fees identified in this schedule.



# City of Lake Forest

## BUILDING AND SAFETY FEES

### Electrical Permit Fees

| Fee Description                |  | Total       | Plan Check  | Permit      | Note |
|--------------------------------|--|-------------|-------------|-------------|------|
| <b>Electrical Fee Schedule</b> |  |             |             |             |      |
| 1                              | Service meter  | \$57.11     | \$19.99     | \$37.12     |      |
| 2                              | Self-Contained Factory-Wired Appliances                  | \$36.34     | \$12.72     | \$23.62     |      |
| 3                              | Radiant Ceiling Heat (per room)                          | \$25.96     | \$9.09      | \$16.87     |      |
| 4                              | Fixture first 20 each                                    | \$2.08      | \$0.73      | \$1.35      |      |
| 5                              | Each additional  | \$1.03      | \$0.36      | \$0.67      |      |
| 6                              | Each metal vapor fixture on same pole                    | \$25.96     | \$9.09      | \$16.87     |      |
| 7                              | Each additional metal fixture on same pole               | \$1.03      | \$0.36      | \$0.67      |      |
| 8                              | Power Apparatus 1 (HP- KW, KVA)                          | \$25.96     | \$9.09      | \$16.87     |      |
| 9                              | 2 to 10 (HP< KW, KVA)                                    | \$57.11     | \$19.99     | \$37.12     |      |
| 10                             | 11 to 50 (HP< KW, KVA)                                   | \$77.88     | \$27.26     | \$50.62     |      |
| 11                             | 51 to 100 (HP< KW, KVA)                                  | \$134.98    | \$47.24     | \$87.74     |      |
| 12                             | Above 100 (HP< KW, KVA)                                  | \$155.75    | \$54.51     | \$101.24    |      |
| 13                             | Outlets first 20 each                                    | \$2.08      | \$0.73      | \$1.35      |      |
| 14                             | Each Additional Outlet                                   | \$2.08      | \$0.73      | \$1.35      |      |
| 15                             | Each 5 feet of multiple outlet assembly                  | \$20.77     | \$7.27      | \$13.50     |      |
| 16                             | Each multiple appliance outlet assembly                  | \$25.96     | \$9.09      | \$16.87     |      |
| 17                             | Signs 1 sign and 1 transformer                           | \$51.92     | \$18.17     | \$33.75     |      |
| 18                             | Each additional signs and transformer                    | \$6.23      | \$2.18      | \$4.05      |      |
| 19                             | Each extra transformer, flasher or time clock            | \$6.23      | \$2.18      | \$4.05      |      |
| 20                             | Each additional sign and transformer (same lot)          | \$51.92     | \$18.17     | \$33.75     |      |
| 21                             | Additional sign & transformer moved to same new location | \$25.96     | \$9.09      | \$16.87     |      |
| 22                             | Altering/changing letter on existing sign                | \$46.72     | \$16.35     | \$30.37     |      |
| 23                             | Converting sign or decorative outlet tubing              | \$46.72     | \$16.35     | \$30.37     |      |
| 24                             | Lamping Holding Devices First 20, each                   | \$1.57      | \$0.55      | \$1.02      |      |
| 25                             | More than 200  | \$0.20      | \$0.07      | \$0.13      |      |
| 26                             | Service and Switchboard Sections less than 600 V or A    | \$57.11     | \$19.99     | \$37.12     |      |
| 27                             | Less than 600 volts: 601 to 1000 amps                    | \$98.64     | \$34.52     | \$64.12     |      |
| 28                             | Less than 600 volts: Over 1000 amps                      | \$114.22    | \$39.98     | \$74.24     |      |
| 29                             | Over 600 volt rating (all amperages)                     | \$134.98    | \$47.24     | \$87.74     |      |
| 30                             | Sub panel Change or Addition less than 600 V 1st Section | \$57.11     | \$19.99     | \$37.12     |      |
| 31                             | Less than 600 volts: Each Additional Section             | \$36.34     | \$12.72     | \$23.62     |      |
| 32                             | More than 600 volts: 1st Section                         | \$134.98    | \$47.24     | \$87.74     |      |
| 33                             | More than 600 volts: Each Additional Section             | \$46.72     | \$16.35     | \$30.37     |      |
| 34                             | Time Clock, Each   | \$25.96     | \$9.09      | \$16.87     |      |
| 35                             | Relocated Residential Building Electrical: Pre-lowering  | \$57.11     | \$19.99     | \$37.12     |      |
| 36                             | Building inspection, per 10 square feet                  | \$0.83      | \$0.29      | \$0.54      |      |
| 37                             | Garage, carport, same lot per 100 square feet            | \$20.77     | \$7.27      | \$13.50     |      |
| 38                             | Relocated Commercial Building Pre-Lowering               | \$57.11     | \$19.99     | \$37.12     |      |
| 39                             | Building Inspection (hourly rate)                        | hourly rate | hourly rate | hourly rate |      |
| 40                             | Under floor Ducts, per 100 ft. or fraction thereof       | \$31.15     | \$10.90     | \$20.25     |      |
| 41                             | Busway, for trolley & plug-in type busway each 100 ft.   | \$46.72     | \$16.35     | \$30.37     |      |
| 42                             | Annual Electrical Permit                                 | \$176.52    | \$61.78     | \$114.74    |      |
| 43                             | Electrical Subpanel                                      | \$36.34     | \$12.72     | \$23.62     |      |

**City of Lake Forest**  
**BUILDING AND SAFETY FEES**  
**Mechanical Permit Fees**

| Fee Description                |   | Total    | Plan Check | Permit   | Note |
|--------------------------------|---|----------|------------|----------|------|
| <b>Mechanical Fee Schedule</b> |   |          |            |          |      |
| 1                              | Forced air, gravity furnace with ducts & vents 100 KBTU         | \$57.11  | \$19.99    | \$37.12  |      |
| 2                              | More than 100 KBTU  | \$98.64  | \$34.52    | \$64.12  |      |
| 3                              | Evaporative cooler  | \$41.54  | \$14.54    | \$27.00  |      |
| 4                              | Ventilating fan (each)  | \$31.15  | \$10.90    | \$20.25  |      |
| 5                              | Ventilating system (each)                                       | \$46.72  | \$16.35    | \$30.37  |      |
| 6                              | Hood with attached fan and ducts                                | \$57.11  | \$19.99    | \$37.12  |      |
| 7                              | Commercial incinerator installation or relocation               | \$155.75 | \$54.51    | \$101.24 |      |
| 8                              | Cooling/reheating coil, electric strip heater                   | \$31.15  | \$10.90    | \$20.25  |      |
| 9                              | Incidental gas piping   | \$31.15  | \$10.90    | \$20.25  |      |
| 10                             | Furnace or heater-floor mounted                                 | \$57.11  | \$19.99    | \$37.12  |      |
| 11                             | Appliance vents   | \$36.34  | \$12.72    | \$23.62  |      |
| 12                             | Heating, refrigeration, cooling, absorption, evaporation repair | \$46.72  | \$16.35    | \$30.37  |      |
| 13                             | Air handling unit 5000 CFM or less                              | \$46.72  | \$16.35    | \$30.37  |      |
| 14                             | More than 5000 CFM  | \$77.88  | \$27.26    | \$50.62  |      |
| 15                             | Boiler, compressor, absorption system 5 HP, 100KBTU             | \$77.88  | \$27.26    | \$50.62  |      |
| 16                             | More than 5 HP or 100 KBTU                                      | \$134.98 | \$47.24    | \$87.74  |      |
| 17                             | Air conditioning or heating pups 5 tons/HP                      | \$77.88  | \$27.26    | \$50.62  |      |
| 18                             | Over 5 tons/HP  | \$134.98 | \$47.24    | \$87.74  |      |
| 19                             | Non Listed, Regulated Appliance                                 | \$41.54  | \$14.54    | \$27.00  |      |

**City of Lake Forest**  
**BUILDING AND SAFETY FEES**  
**Plumbing Permit Fees**

| Fee Description  | Total    | Plan Check | Permit  | Note |
|--|----------|------------|---------|------|
| <b>Plumbing Fee Schedule</b>                                       |          |            |         |      |
| 1 Gas Piping system 1-5 Outlets each plumbing fixture              | \$31.25  | \$11.00    | \$20.25 |      |
| 2 Each additional outlet   | \$20.75  | \$7.25     | \$13.50 |      |
| 3 Each building sewer, seepage pit, septic tank, sewer cap         | \$57.00  | \$20.00    | \$37.00 |      |
| 4 Private sewer disposal system                                    | \$98.50  | \$34.50    | \$64.00 |      |
| 5 Vacuum breaker, backflow, fixture on tank 1-5 device             | \$31.25  | \$11.00    | \$20.25 |      |
| 6 Each additional device   | \$3.00   | \$1.00     | \$2.00  |      |
| 7 Yard water dist system, gas system, yard collector (water & gas) | \$62.25  | \$21.75    | \$40.50 |      |
| 8 Gas regulator each   | \$20.75  | \$7.25     | \$13.50 |      |
| 9 Temporary gas service  | \$77.75  | \$27.25    | \$50.50 |      |
| 10 Temp work w/gas service residential                             | \$77.75  | \$27.25    | \$50.50 |      |
| 11 Temp work w/gas service commercial                              | \$98.50  | \$34.50    | \$64.00 |      |
| 12 Repipe  | \$145.00 |            |         |      |

**City of Lake Forest**  
**BUILDING AND SAFETY FEES**  
**Grading Fees**

| Fee Description  | Total      | Plan Check | Permit     | Note |
|--|------------|------------|------------|------|
| <b>Grading Fee Schedule</b>                              |            |            |            |      |
| 1 Preliminary/Rough Grading cost per acre up to 20 acres | \$602.00   | \$211.00   | \$391.00   |      |
| 2 Cost per acre over 20 acres                            | \$768.00   | \$269.00   | \$499.00   |      |
| 3 Precise Grading cost per acre up to 20 acres           | \$2,700.00 | \$945.00   | \$1,755.00 |      |
| 4 Cost per acre over 20 acres                            | \$3,634.00 | \$1,272.00 | \$2,362.00 |      |
| 5 Site Electrical Underground                            | \$145.00   | \$51.00    | \$94.00    |      |
| 6 Site Plumbing Underground                              | \$145.00   | \$51.00    | \$94.00    |      |
| 7 Site Mechanical Underground                            | \$145.00   | \$51.00    | \$94.00    |      |
| 8 Site Accessibility                                     | \$145.00   | \$51.00    | \$94.00    |      |
| 9 Reinspection   | \$208.00   | \$73.00    | \$135.00   |      |

# City of Lake Forest

## BUILDING AND SAFETY FEES

### Miscellaneous Fees

| Fee Description   | Total                                | Plan Check                 | Permit                     | Note |
|---|--------------------------------------|----------------------------|----------------------------|------|
| <b>Plan Review: Accessibility, Energy</b>   |                                      |                            |                            |      |
| 1 Accessibility Plan Review   |                                      | \$145.00                   |                            |      |
| 2 Energy Plan Review New Residential Building Self-Contained  |                                      | \$145.00                   |                            |      |
| 3 Energy Plan Review New Nonresidential Building  |                                      | \$197.00                   |                            |      |
| 4 Energy Plan Review Residential Room Addition  |                                      | \$125.00                   |                            |      |
| 5 Energy Plan Review Tenant Improvement   |                                      | \$166.00                   |                            |      |
| 6 Energy Plan Review Electrical   |                                      | \$145.00                   |                            |      |
| 7 Energy Plan Review Plumbing   |                                      | \$145.00                   |                            |      |
| 8 Energy Plan Review Mechanical   |                                      | \$145.00                   |                            |      |
| <b>Other Fees</b>   |                                      |                            |                            |      |
| 1 Permit Issuance Fee (Applies to All Permits)  | \$31.00                              |                            |                            |      |
| 2 Appeal Board Application  | \$145 per hour with<br>\$700 deposit |                            |                            |      |
| 3 Awning/Canopy (Supported by Building)   | \$291.00                             | \$102.00                   | \$189.00                   |      |
| 4 Balcony/Deck - Addition/Repair (Residential)  | \$436.00                             | \$153.00                   | \$283.00                   |      |
| 5 Carport   |                                      |                            |                            |      |
| a) First  | \$363.00                             | \$127.00                   | \$236.00                   |      |
| b) Each Additional  | \$182.00                             | \$64.00                    | \$118.00                   |      |
| 6 Certificate of Occupancy  |                                      |                            |                            |      |
| a) Temporary Certificate of Occupancy (per 30 Days)   | \$254.00                             |                            |                            |      |
| b) Certificate of Occupancy   | \$145.00                             |                            |                            |      |
| 7 Change of Contractor  | \$109.00                             |                            |                            |      |
| 8 Commercial Miscellaneous Structures (e.g. Flagpoles, Spray Booths, Tanks, Equipment Foundations, Fountain Structures, Trash Enclosures, etc.) | \$582.00                             | \$204.00                   | \$378.00                   |      |
| 9 Fences  |                                      |                            |                            |      |
| a) Six to eight feet in height  |                                      |                            |                            |      |
| i) First 100 linear feet  | \$327.00                             | \$114.00                   | \$213.00                   |      |
| ii) Each additional 100 linear feet, or fraction thereof  | \$37.00                              | \$13.00                    | \$24.00                    |      |
| b) Over eight feet in height  |                                      |                            |                            |      |
| i) First 100 linear feet  | \$654.00                             | \$229.00                   | \$425.00                   |      |
| ii) Each additional 100 linear feet, or fraction thereof  | \$72.00                              | \$25.00                    | \$47.00                    |      |
| 10 Fireplace  | \$472.00                             | \$165.00                   | \$307.00                   |      |
| 11 Geotechnical Engineering   | T&M, plus 15%<br>admin fee           | T&M, plus 15%<br>admin fee | T&M, plus 15%<br>admin fee |      |
| 12 Patio Covers   |                                      |                            |                            |      |
| a) 0 to 200 square feet   | \$218.00                             | \$76.00                    | \$142.00                   |      |
| b) 201 square feet and larger   | \$363.00                             | \$127.00                   | \$236.00                   |      |
| 13 Parking Lots - Restriping / Resurfacing (per hour)   | \$145.00                             |                            |                            |      |
| 14 Partition  | \$291.00                             | \$102.00                   | \$189.00                   |      |

# City of Lake Forest

## BUILDING AND SAFETY FEES

### Miscellaneous Fees

| Fee Description   | Total                          | Plan Check                     | Permit                         | Note |
|---|--------------------------------|--------------------------------|--------------------------------|------|
| 15 Pool / Spa   |                                |                                |                                |      |
| a) Swimming Pool / Spa  | \$872.00                       | \$305.00                       | \$567.00                       |      |
| b) Detached Spa / Water Feature                                     | \$291.00                       | \$102.00                       | \$189.00                       |      |
| c) Gunite Alteration  | \$436.00                       | \$153.00                       | \$283.00                       |      |
| d) Equipment Change-out Alone                                       | \$218.00                       | \$76.00                        | \$142.00                       |      |
| 16 Re-Roof  |                                |                                |                                |      |
| a) Without calculations   |                                |                                |                                |      |
| i) Up to 2,000 square feet  | \$218.00                       | \$76.00                        | \$142.00                       |      |
| ii) Each additional 1,000 square feet or fraction thereof           | \$72.00                        | \$25.00                        | \$47.00                        |      |
| b) With calculations  |                                |                                |                                |      |
| i) Up to 2,000 square feet  | \$363.00                       | \$127.00                       | \$236.00                       |      |
| ii) Each additional 1,000 square feet or fraction thereof           | \$70.00                        | \$24.50                        | \$45.50                        |      |
| 17 Retaining Wall 3 to 6 feet high                                  |                                |                                |                                |      |
| a) First 400 square feet  | \$327.00                       | \$114.00                       | \$213.00                       |      |
| b) Each additional 400 square feet, or fraction thereof             | \$37.00                        | \$13.00                        | \$24.00                        |      |
| 18 Retaining wall more than 6 feet high (per 400 square feet)       |                                |                                |                                |      |
| a) First 400 square feet  | \$654.00                       | \$229.00                       | \$425.00                       |      |
| b) Each additional 400 square feet, or fraction thereof             | \$72.00                        | \$25.00                        | \$47.00                        |      |
| 19 Seismic Reinforcement  | 25% of Tenant Improvement Fees | 25% of Tenant Improvement Fees | 25% of Tenant Improvement Fees |      |
| 20 Signs (per sign)   | \$145.00                       | \$51.00                        | \$94.00                        |      |
| 21 Skylights, Windows, Doors  |                                |                                |                                |      |
| a) Each Residential Job   | \$182.00                       | \$64.00                        | \$118.00                       |      |
| b) Each Commercial Job  | \$327.00                       | \$114.00                       | \$213.00                       |      |
| 22 Slab Only  | 100% of PC; 25% of Permit      | 100% of Applicable Fee         | 25% of Applicable Fee          |      |
| 23 Solar  |                                |                                |                                |      |
| a) Residential Systems (Expedited Process)                          | \$254.00                       | \$89.00                        | \$165.00                       | [a]  |
| b) Residential Systems (All Others) - See note for > 15kW or 10kWth | \$436.00                       | \$153.00                       | \$283.00                       | [a]  |
| c) Commercial Systems - See note for > 50kW or 30kWth               | \$1,000.00                     | \$350.00                       | \$650.00                       | [b]  |
| 24 Storage Racks (Commercial)                                       |                                |                                |                                |      |
| a) First 100 linear feet  | \$436.00                       | \$153.00                       | \$283.00                       |      |
| b) Each additional 100 linear feet                                  | \$24.00                        | \$8.00                         | \$16.00                        |      |
| 25 Stucco Application   |                                |                                |                                |      |
| a) First 500 square feet  | \$291.00                       | \$102.00                       | \$189.00                       |      |
| b) Each additional 500 square feet                                  | \$37.00                        | \$13.00                        | \$24.00                        |      |

**City of Lake Forest**  
**BUILDING AND SAFETY FEES**  
**Miscellaneous Fees**

| Fee Description   | Total                              | Plan Check | Permit  | Note |
|---|------------------------------------|------------|---------|------|
| 26 Temporary Trailer                                    | \$145.00                           |            |         |      |
| 27 Water Heater Change-Out                              | \$83.00                            | \$29.00    | \$54.00 |      |
| 28 Other Fees and Charges                               |                                    |            |         |      |
| a) Miscellaneous Plan Check (per hour)                  | \$145.00                           |            |         |      |
| b) Miscellaneous Inspection (per hour)                  | \$145.00                           |            |         |      |
| c) Re-Inspection, Missed Inspection (each)              | \$145.00                           |            |         | [c]  |
| d) Phased Inspection (each)                             | \$73.00                            |            |         | [d]  |
| e) After Hours Inspection (per hour; 4-hour minimum)    | \$182.00                           |            |         |      |
| f) Preliminary Plan Review (per hour)                   | \$145.00                           |            |         |      |
| g) Excess Plan Review (per hour)                        | \$145.00                           |            |         | [e]  |
| h) Plan Check Revisions (per hour)                      | \$145.00                           |            |         |      |
| 29 Credit Card Transaction Fee                          | 3% - Direct pass-through to vendor |            |         |      |
| 30 Work Without a Permit or Work Beyond Scope of Permit | 2x Permit Fee                      |            |         |      |

[a] California Government Code Section 66015(a)(1), establishes maximum fees for residential solar energy systems. For photovoltaic systems, fees shall not exceed \$450. Fees in excess of these amounts require written findings and resolution or ordinance.

[b] California Government Code Section 66015(b)(1), establishes maximum fees for commercial solar energy systems. Fees shall not exceed \$1,000 for systems up plus \$7 per kWth for each kWth between the 30th and 260th kWth, plus \$5 for each kWth above 260kWth. Fees in excess of these

[c] Re-inspection fee applies after 2nd re-inspection (i.e. applicable at 3rd re-inspection).

[d] Fee is per phased inspection. Fee is in addition to base applicable permit and plan check fees.

[e] Excess plan review fee applies after 3rd review (i.e. applicable at 4th plan review).