

October 1, 2002

**Honorable Mayor and Members of the  
Hermosa Beach City Council**

**Regular Meeting of  
October 22, 2002**

SUBJECT: AMENDMENT TO RESOLUTION 90-4522 AND CHAPTER 15.04 OF THE MUNICIPAL CODE UPDATING CITY OF HERMOSA BEACH VALUATIONS IN CONNECTION WITH BUILDING PERMIT AND PLAN CHECK FEES

**Recommendation:**

That the City Council approve the attached resolution.

**Background:**

Building permit and plan check fees are established based upon the building valuation table prepared by The International Conference of Building Officials (ICBO). The ICBO annually updates building valuations to reflect current costs of construction in the nation and to account for inflation and local or regional cost factors. Each jurisdiction uses the current ICBO valuation table with local adjustments as required to set the building permit fees and plan check fees.<sup>1</sup>

**Analysis:**

The City of Hermosa Beach last updated the valuation schedule in 1995. The proposed change for a Type V dwelling (wood framed construction) will increase from \$93.48 to \$110.88. This will result in approximately an 11 percent increase in the permit and plan check costs of a typical 2100 square foot new single family home as shown on the attached example. The proposed change will put the City within the top ten cities in the Los Angeles metropolitan area relative to construction valuation which is consistent with valuations for cities where construction costs are higher. The proposed change will also apply to other occupancies such as retail stores, restaurants and office buildings.

\_\_\_\_\_  
Charlie Swartz,  
Senior Building Inspector

Concur:

Approved for Fiscal Impact

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Sol Blumenfeld, Director  
Community Development Department

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Viki Copeland, Director  
Finance Department

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Stephen R. Burrell,  
City Manager

Attachments:

1. Resolution
2. Example of Project Fee Increase

Notes

1. Plan check fees are calculated as a percentage of the building permit fee pursuant to Section 107.3 of the Municipal Code.

## Illustration of Valuation Change for Type V Building:

### Existing Valuation and Fees

Living area 2,100 sq. ft. x \$93.48 = \$196,308  
Garage 400 sq. ft. x \$24.72 = \$ 9,888  
Decks 300 sq. ft. x \$14.52 = \$ 4,356  
\$210,552

Building Permit Fee: \$2071.50  
Plan Check Fee: \$1657.20  
Total \$3728.70

### Proposed Valuation and Fees

Living area 2,100 sq. ft x \$110.88 = \$232,848  
Garage 400 sq. ft x \$29.66 = \$ 11,864  
Decks 300 sq. ft x \$17.42 = \$ 5,226  
\$249,838

Building Permit Fee: \$2321.25  
Plan Check Fee: \$1857  
Total \$4178.25

Net increase in valuation \$39,286  
Net increase in fees \$450.00  
Percentage fee increase 11%  
Percentage increase in valuation 15.6%