

Community Development Internal Fee Schedules 2022

Fees shall be charged according to the following development processing services provided:

- A. **Planning:** Fees for processing development cases that qualify for final approval at staff level and/or by the City of Irvine Zoning Administrator shall be based on a direct cost of one-hundred, fifty-eight dollars and fifty cents (\$158.50) per hour. If applicable, transportation plan review shall be based on the cost of one-hundred, seventy-six dollars and forty-eight cents (\$176.48) per hour. All other development cases, including appeals of decisions made by staff or the Zoning Administrator, will be processed based on a cost of one-hundred, fifty-eight dollars and fifty cents (\$158.50) per hour.
Project specific expenditures (i.e., City Attorney services, postage for mailing public notices, advertising) have been excluded from the hourly rates. Applicants will be directly billed for these costs on a project by project basis.
- B. **Engineering:** Fees for all Building & Safety engineering services shall be based on a cost of one-hundred, ninety-six dollars and two cents (\$196.02) per hour.
- C. **Engineering:** Fees for all Development Engineering services shall be based on a cost of one-hundred, sixty-six dollars and thirty-six cents (\$166.36) per hour. City Attorney services, if applicable, shall be recovered from the applicant on a project by project basis beginning with the first plan check.
- D. **Inspection:** Fees for Building and Safety inspection services shall be based on a cost of one-hundred, seventy-four dollars and twenty-four cents (\$174.24) per hour. Development Engineering/Traffic Inspection services shall be based on a cost of one-hundred, fifty-nine dollars and fifty-four cents (\$159.54) per hour.

[Schedule I:](#) **Planning Deposits and Fees** (effective August 1, 2022)

[Schedule II:](#) **Building and Safety Fees** (effective August 1, 2022)

[Schedule III:](#) **Development Engineering and Other Public Works Related Fees**
(effective August 1, 2022)

[Schedule IV:](#) **Other Fees or charges Stipulated by Separate City Council Ordinance
or Resolution and not included in this schedule**

[Schedule V:](#) **Electrical, Mechanical, and Plumbing Fees** (effective August 1, 2022)

SCHEDULE I
PLANNING DEPOSITS AND FEES

Effective August 1, 2022 (8.5% CPI increase of 2021 rates)

1. Valuation for purposes of reporting shall be set on the basis of the International Code Council (ICC) published Building Valuation Data Table as published in the Building Safety Journal, or the RS Means Square Foot Costs Manual, where ICC data is not available. If data is not available, appeals concerning valuation may be heard and determined by the Chief Building Official
2. Building plan check and inspection costs are determined based upon staff time and cost data, which is documented on a daily basis. Plan check and inspection fees for each fee category are determined based on this data and the hourly rate established by the City Council.
3. No plan check or inspections fees are required for City funded capital improvement projects. These expenses will be charged directly against individual project budgets.
4. Where a fee is required, but where not specified for a specific circumstance, the Chief Building Official, City Engineer, or Director of Community Development shall determine and set the fee based on the expected City cost of providing plan review, case processing, inspection, or code enforcement services.
5. The cost of expedited or overtime services shall include regular fees plus the additional cost of providing the expedited or overtime service. Approval of requests for expedited or overtime services are at the discretion of the Chief Building Official, Director of Community Development, or City Engineer.
6. Where an applicant believes that unusual circumstances exist that make the scheduled fee inappropriate for a particular project, the following procedure shall apply:
 - a. The applicant shall request a modification of the scheduled fees for the project in writing to the Chief Building Official, Director of Community Development, or City Engineer
 - b. The applicant shall specify in the written request the unusual circumstances that make the scheduled fees inappropriate for the project and include any substantiating documentation.
 - c. The Chief Building Official, Director of Community Development, or City Engineer shall make written findings whether or not usual circumstances exist that make the scheduled fees inappropriate for the project.

SCHEDULE I
PLANNING DEPOSITS AND FEES

Effective August 1, 2022 (8.5% CPI increase of 2021 rates)

- d. If the Chief Building Official, Director of Community Development, or City Engineer finds unusual circumstances do exist that make the scheduled fees inappropriate for the project, the Chief Building Official, Deputy Director of Community Development, or City Engineer shall determine and set the fee based on the expected City cost of providing plan check, inspection, code enforcement or planning services.

7. Plan Review Payment

When a plan is required by the Administrative Authority to be submitted, a plan review fee shall be paid at the time of plan and specification submittal.

8. Penalty for Returned Checks

A penalty of \$25.00 shall be levied against all returned checks.

SCHEDULE I
PLANNING DEPOSITS AND FEES

Effective August 1, 2022 (8.5% CPI increase of 2021 rates)

HOURLY CHARGES:

	Case Type	<u>Fee Per Hour</u>	<u>Initial Deposit</u>	<u>Minimum Balance</u>
	Environmental Impact Report	\$158.50	\$30,000	\$10,000
	General Plan Amendment*	\$158.50	\$10,000	\$2,000
	Conditional Use Permit (PCPU)	\$158.50	\$10,000	\$2,000
	Zone Change*	\$158.50	\$10,000	\$2,000
	Annexations*	\$158.50	\$10,000	\$2,000
	Concept Plan	\$158.50	\$10,000	\$2,000
	Master Plan*	\$158.50	\$10,000	\$2,000
	Development Agreements*	\$158.50	\$10,000	\$2,000
	Tentative Parcel Map*	\$158.50	\$4,000	\$1,000
	Tentative Tract Map	\$158.50	\$4,000	\$1,000
	Tentative Map Extension	\$158.50	\$4,000	\$1,000
	Park Plan	\$158.50	\$4,000	\$1,000
	Park Design	\$158.50	\$1,500	\$300
	Sexually Oriented Business	\$158.50	\$3,000	\$600
	Sexually Oriented Business Permit/Renewal	\$158.50	\$3,000	\$600
	Pre-Application	\$158.50	\$3,000	\$600
	Street Name Change	\$158.50	\$3,000	\$600
	Conditional Use Permit (PCPM) Minor*	\$158.50	\$3,000	\$600
	Variance	\$158.50	\$3,000	\$300
	Major Code Compliance/Grading (GPRE)*	\$158.50	\$1,500	\$300
	Sign Program	\$158.50	\$3,000	\$600
	Administrative Relief*	\$158.50	\$3,000	\$600
	Minor Modification of an Application*	\$158.50	\$3,000	\$600
	Final Map	\$158.50	\$500	\$200
	Research Letter	\$158.50	\$500	\$200

SCHEDULE I
PLANNING DEPOSITS AND FEES

Effective August 1, 2022 (8.5% CPI increase of 2021 rates)

	Case Type	Fee Per Hour	Initial Deposit	Minimum Balance
	Minor Modification to Approved Sign Program	\$158.50	\$200	
	Project Entitlement	\$158.50		
	Project Specific Expenses (i.e. City Attorney Fees, Advertising expenses, Postage Expenses)	At Cost		
	Appeal of Decision to the City Council or Planning Commission *	\$158.50	\$284	
	*\$176.48 per hour for transportation plan review, if applicable	\$176.48		

FLAT FEES:

	Case Type	Current Fee
	Address/Change of Address Residential/Commercial/Industrial for first unit	\$59.35
	Address/Change of Address Residential/Commercial/Industrial per unit after first unit	\$19.78
	Non-Structural (meters, cable, boxes, etc...) for first unit	\$39.57
	Non-Structural (meters, cable, boxes, etc...) per unit after first unit	\$19.78
	Minor Building Permits	\$44.52
	Residential Alterations (RRA)	\$96.45
	Industrial Tenant Improvements Base Fee	\$96.29
	Industrial Tenant Improvements Planning Areas 13, 32, 34, 35, 36	\$170.63
	Non-Residential Additions (CASF)	\$170.63
	Sign Permit per sign	\$152.08
	Use Determination	\$192.89
	Zoning Confirmation	\$143.43
	Temporary Banner Permit - Application Fee	\$22.25
	Temporary Banner Permit - Inspection Fee	\$32.15
	Parking Lot Restriping Permit	\$195.37

SCHEDULE I
PLANNING DEPOSITS AND FEES

Effective August 1, 2022 (8.5% CPI increase of 2021 rates)

	Case Type	Current Fee
	Pushcart Permit	\$106.34
	Sidewalk Vending Permit	\$198.12
	Cannabis Testing Lab Case Fee	\$8,055.65
	Reverse Vending Machine Permit	\$97.68
	Agricultural Sales Permit (See Building and Safety Fee Schedule for Inspection Fee)	\$139.72
	Renewal of Agricultural Sales Permit	\$53.17
	Block Party/Barrier Permit for 8 barriers	\$33.39
	Manufactured Structure	\$95.21
	Planning Cash Bond	\$670.16
	In-Lieu Park Fee	Based on appraisal of the land
	Tree Removal	\$94.42
	Code Enforcement	
	Administrative Cite, first violation	\$100.00
	Administrative Cite, second violation w/in 1 year	\$200.00
	Administrative Cite, each subsequent violation within 1 year	\$500.00

Residential Accessory Use Permit Planning Fee	\$158.50
Residential Accessory Use Permit Inspection Fee	\$171.86
Residential Accessory Use Permit Renewal	\$79.25

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Code</u>	<u>Permit Issuance Fees</u>	<u>Fees</u>
	All Commercial, New Residential Construction	\$53.24
	Residential (other than New Residential Construction)	\$23.23

Plan Check Submittal Quality Incentive

The purpose of this incentive is to encourage complete initial plan check submittals that comply with City codes and ordinances. This incentive applies to new building construction and new grading projects over two acres. It does not apply to tract production projects, additions, or alterations to existing buildings.

If a qualifying project is approved on the first submittal, 30 percent of plan check fees will be refunded to the applicant. Fees other than plan check fees are not subject to this refund

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Service</u>	<u>Fee</u>
1. NEW COMMERCIAL BUILDINGS AND STRUCTURES:	
A. 0 to 10,000 square feet <u>without</u> interior improvements	
Plan Check	\$0.411 per sq. ft.
Inspection	\$0.375 per sq. ft.
B. Over 10,000 to 60,000 square feet <u>without</u> interior improvements:	
Plan Check	\$4,114.00 + \$0.194 per sq. ft. over 10,000 sq. ft.
Inspection	\$3,751.00 + \$0.23 per sq. ft. over 10,000 sq. ft.
C. Over 60,000 square feet <u>without</u> interior improvements:	
Plan Check	\$13,794.00 + \$0.03 per sq. ft. over 60,000 sq. ft.
Inspection	\$15,246.00 + \$0.048 per sq. ft. over 60,000 sq. ft.
D. 0 to 10,000 square feet <u>with</u> interior improvements:	
Plan Check	\$0.532 per sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Service</u>	<u>Fee</u>
Inspection	\$0.51 per sq. ft.
E. Over 10,000 to 60,000 square feet <u>with</u> interior improvements:	
Plan Check	\$5,324.00 + \$0.266 per sq. ft. over 10,000 sq. ft.
Inspection	\$5,082.00 + \$0.23 per sq. ft. over 10,000 sq. ft.
F. Over 60,000 square feet <u>with</u> interior improvements:	
Plan Check	\$18,634.00 + \$0.0484 per sq. ft. over 60,000 sq. ft.
Inspection	\$16,577.00 + \$0.121 per sq. ft. over 60,000 sq. ft.
Minimum Plan Check	\$1,190.64
Minimum Inspection	\$813.12
2. COMMERCIAL HIGH RISE BUILDINGS FIVE STORIES OR GREATER (Includes parking structures)	
Plan Check	\$0.157 per sq. ft.
Inspection	\$0.145 per sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Service</u>	<u>Fee</u>
3. RESIDENTIAL SINGLE FAMILY DWELLINGS / DETACHED CONDOMINIUMS AND DETACHED APARTMENTS (Includes plumbing, mechanical & electrical fees)	
Inspection	\$0.411 per sq. ft.
Model plan check including custom homes	\$0.572 per sq. ft.
Production plan check	\$0.048 per sq. ft.
4. APARTMENTS AND ATTACHED CONDOMINIUMS (Includes plumbing, mechanical, electrical fees)	
Inspection	\$0.303 per sq. ft.
Model plan check	\$0.315 per sq. ft.
Production plan check	\$0.029 per sq. ft.
5. HOTELS AND MOTELS (Includes plumbing, mechanical, electrical fees)	
Inspection	\$0.303 per sq. ft.
Plan Check	\$0.315 per sq. ft.
Production Plan Check	\$0.029 per sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Service</u>	<u>Fee</u>
6. PATIO COVERS, TRELIS, CARPORTS, MISCELLANEOUS RESIDENTIAL STRUCTURES	
Inspection	\$0.484 per sq. ft.
Minimum Inspection – Each Residential Job	\$69.70
Minimum Inspection – Each Commercial Job	\$162.62
Plan Check	\$0.484 per sq. ft.
Minimum Plan Check – Each Residential Job	\$69.70
Minimum Plan Check – Each Commercial Job	\$196.02
7. RESIDENTIAL REMODEL AND ADDITIONS (plan check fees include plumbing, electrical and mechanical)	
Inspection	\$0.968 per sq. ft.
Minimum Inspection	\$78.41
Plan Check	\$0.714 per sq. ft.
Minimum Plan Check	\$69.70
8. SWIMMING POOLS AND SPAS	

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Service</u>	<u>Fee</u>
Inspection	\$1.166 per sq. ft.
Minimum Inspection	\$78.41
Plan Check	\$0.352 per sq. ft.
Minimum Plan Check	\$69.70
 9. FENCES	
Inspection - Commercial	\$0.0605 per sq. ft.
Minimum Inspection – Commercial	\$290.40
Inspection – Residential	\$0.0605 per sq. ft.
Minimum Inspection - Residential	\$315.08
Plan Check	\$0.0363 per sq. ft.
Minimum Plan Check	\$275.88
 10. RETAINING WALLS	
Inspection	\$0.23 per sq. ft.
Minimum Inspection	\$315.08

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Service</u>	<u>Fee</u>
Plan Check	\$0.278 per sq. ft.
Minimum Plan Check	\$306.37
Maximum Plan Check	\$818.93

11. TENANT IMPROVEMENTS

A. 0 to 8,000 square feet

Inspection	\$348.48 + \$0.321 per sq. ft.
Plan Check	\$333.96 + \$0.256 per sq. ft.

B. Over 8,000 to 20,000 square feet

Inspection	\$2,913.68 + \$0.174 per sq. ft. over 8,000 sq. ft.
Plan Check	\$2,384.36 + \$0.201 per sq. ft. over 8,000 sq. ft.

C. Over 20,000 square feet

Inspection	\$5,003.68 + \$0.145 per sq. ft. over 20,000 sq. ft.
Plan Check	\$4,799.96 + \$ 0.029 per sq. ft. over 20,000 sq. ft.

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Service</u>	<u>Fee</u>
D. <u>Restaurants</u>	
Inspection	\$321.48 + \$0.671 per sq. ft.
Plan Check	\$72.60 \$0.629 per sq. ft.
12. SKYLIGHTS, WINDOWS, DOORS, SATELLITE DISHES	
Inspection – Each Residential Job	\$69.70
Inspection – Each Commercial Job	\$230.87
Plan Check – Each Residential Job	\$69.70
Plan Check – Each Commercial Job	\$211.99
13. COMMERCIAL MISCELLANEOUS STRUCTURES STORAGE RACKS, FLAGPOLES, SPRAY BOOTHS, ABOVE GROUND TANKS, EQUIPMENT FOUNDATIONS, FOUNTAIN STRUCTURES, SKYLIGHTS	
Plan Check – Each Commercial Job	\$306.37
Inspection – Each Commercial Job	\$315.08

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Service</u>	<u>Fee</u>
14. SIGNS	
Plan Check – Each	\$121.97
Commercial Job Inspection– Each Commercial Job	\$156.82
15. RE-ROOFING	
Inspection – Each Residential Job	\$187.31
Inspection – Each Commercial Job	\$274.43
Plan Check - Each Residential/Commercial job requiring calculations	\$211.99
16. DEMOLITION (INTERIOR AND ENTIRE BUILDINGS) When not included as part of a Tenant Improvement Permit	
Inspection	\$211.99 per building
Plan Check	\$211.99 per building
17. SEISMIC REINFORCEMENT	
Inspection	20% of Tenant Improvement rates based on building square footage

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Service</u>	<u>Fee</u>
Plan Check	20% of Tenant Improvement rates based on building square footage

18. PARKING LOTS

Restriping Inspection	\$0.944 per space
Resurfacing Inspection	\$0.085 per sq. ft.
Minimum Inspection – Combined Total	\$235.22
Maximum Inspection – Combined Total	\$590.96

19. MINIMUM FEES FOR MISCELLANEOUS WORK. All Work Charged By Hourly Rate. Minimum ½ Hour for Revision, or Preliminary Plan Check Review

Inspection	\$174.24 per hour
Plan Check	\$196.02 per hour

20. RE-INSPECTION FEE

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Service</u>	<u>Fee</u>
----------------	------------

Per Inspection	\$174.24 per inspection
----------------	-------------------------

**21. PRELIMINARY PLAN
CHECK REVIEW**

Per Hour	\$196.00
----------	----------

Minimum (1/2 hour)	\$98.00
--------------------	---------

**22. EACH PLAN CHECK
SUBMITTAL BEGINNING
WITH THE FOURTH
SUBMITTAL OF A
PROJECT**

	\$784.08 per review
--	---------------------

(When required by the Chief
Building Official)

23. PLAN CHECK REVISIONS:

Hourly Rate	\$196.02
-------------	----------

When changes are made to previously submitted plans, an additional plan check fee shall be paid to the Administrative Authority based upon the cost of additional plan review time calculated at an hourly rate of \$196.02, with a one hour minimum charge. In establishing said fee, no allowance for a decreased fee shall be permitted due to the replacement, omission, or lessening of any member or portion of the building shown in the original plans. Said fee may be waived when, in the opinion of the Administrative Authority, the additional fee is not warranted. Please see Plan Check Payment for additional information.

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Service</u>	<u>Fee</u>
24. ENERGY AND PHYSICALLY DISABLED ACCESS ENFORCEMENT SURCHARGE – STATE MANDATED	
Inspection	
A. For each 1,000 sq. ft., or fraction thereof, up to 4,000 sq. ft.	\$53.72
B. For each 1,000 sq. ft., or fraction thereof, over 4,000 sq. ft.	\$27.59
Plan Check	65% of Inspection Fee
25. AUTOMATION FEE	10% of all Building, Grading, Electrical, Plumbing, Mechanical plan check application and inspection permit fees. Exception: Residential remodel projects.
26. STRONG MOTION INSTRUMENTATION PROGRAM (S.M.I.P) FEE	
State Mandated	
A. Residential	\$13.00 for each \$100,000 of valuation
Minimum Fee	\$0.550

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Service</u>	<u>Fee</u>	
B. Commercial	\$30.80	for each \$100,000 of valuation
Minimum Fee	\$0.550	
27. IMAGING	\$1.09	per plan page
28. SPECIAL INSPECTIONS	\$315.08	each
29. SPECIAL EVENTS	\$283.14	per event
30. TEMPORARY CERTIFICATE OF OCCUPANCY PER 30 DAYS	\$392.04	
31. OCCUPANCY AND REAL ESTATE INSPECTIONS	\$242.00	
32. ENERGY PROGRAM OUTSOURCE INSPECTOR CERTIFICATION	\$62.44	
33. VARIANCE APPLICATION	\$550.31	
Variance - Homeowner	\$235.22	
33 a. Special Inspector Renewal (Deputy Inspector)	\$24.20	per classification
34. APPEAL BOARD APPLICATION	\$1,887.60	deposit +
	\$174.24	per hour
35. MAP DOCUMENT		
Map Size up to and including 11" x 17"	\$30.49	

**SCHEDULE II
BUILDING & SAFETY FEES**

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Service</u>	<u>Fee</u>	
Map Size up to and including 18" x 26"	\$46.46	
Map Size up to and including 36" x 48"	\$62.44	
Map Size up to and including 50" x 50"	\$78.41	
36. CODE ENFORCEMENT FINES AND FEES	\$174.24	per hour for time expended after 30 days
36b. WATER QUALITY MANAGEMENT PLAN REVIEW	\$1,766.92	
37. SIGN REMOVAL AND STORAGE	\$18.88	per sign
38. LEAF BLOWER TESTING AND TRAINING	\$46.46	per unit
Retest	\$23.23	each retest
Operator Training	\$2.90	per operator for training
39. AGRICULTURAL SALES	\$226.51	each
40. ENCROACHMENT FEE *	\$315.08	
* Add \$286.44 for traffic control plan check, if required.		

<u>Type</u>	<u>Plan Check Fee</u>	<u>Inspection Fee</u>
Curb & Gutter	\$130.68	\$4.52 per linear ft.
Minimum	\$130.68	\$130.68

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Type</u>	<u>Plan Check Fee</u>	<u>Inspection Fee</u>
Driveway - Commercial	\$143.75	\$471.90
Driveway - Residential	\$143.75	\$217.80
Excavation & Roadway Paving	\$194.57	\$315.08
Miscellaneous Construction	\$98.62	Estimated by Chief Building Official (Based on \$174.24/hour inspection fee.)
Road Closure	\$130.68	\$315.08
Sidewalk	\$98.74	\$315.08
Curb Core	\$30.49	\$69.70
Overload Permit - Single	\$16.00	Per Calif. Dept. of Transportation
Overload Permit - Annual	\$90.00	Per Calif. Dept. of Transportation
Tree Removal up to 5 trees		\$85.67
Tree Removal per tree in excess of 5 trees on any parcel		\$11.62
Tree Removal Maximum		\$943.80
Minimum Encroachment Inspection		\$174.24

Service

Fees

41. RIGHT-OF-WAY IMPROVEMENTS

Right-of-way inspection fees are based on acreage calculated to the nearest one hundredth (0.01) of an acre.

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Service</u>	<u>Fees</u>
Pre-Inspection	\$174.24 per acre for first 3 acres +
(When required by the Chief Building Official)	\$87.12 per acre over 3 acres
Inspection	\$3,544.33 per acre \$1,385.21 minimum
Utility Trench	\$2.93 per linear foot \$174.25 minimum
Service Connection	\$130.68

42. PARK AND LANDSCAPE IMPROVEMENTS

A. 0 to 10 acres

Inspection \$2,178.00 per acre

B. Over 10 acres

Inspection \$21,780.00 +
\$377.52 per acre over 10 acres

Minimum Landscape Inspection \$755.06

43. BRIDGES

Inspection

3,000 sq. ft. or less \$18,431.69

Over 3,000 sq. ft. \$18,431.69 +
\$0.946 per sq. ft.

44. GRADING FEES

Grading plan check and inspection fees are based on acreage calculated to the nearest one hundredth (0.01) of an acre.

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Service</u>	<u>Fees</u>
If the Preliminary or Precise Grading application includes storm drain improvements, refer to storm drain plan check fee under Schedule III, "Right-of-Way Improvements" for additional plan check requirements.	
For the issuance of each permit	\$53.72
Grading Bond	Amount set by Grading Ordinance
<u>Preliminary Grading Permit:</u>	
Pre-Inspection	\$174.24 + \$8.86 per acre over 5 acres
Inspection	
A. 0 to 20 acres	\$235.22 per acre \$1,260.34 Minimum
B. Over 20 acres	\$4,704.48 + \$40.66 per acre over 20 acres
Grading Plan Check	
A. 0 to 20 acres	\$243.94 per acre \$1,260.34 Minimum
B. Over 20 acres	\$4,878.72 + \$56.63 per acre over 20 acres
<u>Precise Grading Permit:</u>	
Pre-Inspection	\$174.24 +
(When required by the Chief Building Official)	\$8.86 each acre over 5 acres
Inspection	\$1,887.60 per acre \$1,260.34 minimum \$28,357.56 maximum

SCHEDULE II
BUILDING & SAFETY FEES

(10% Increase of 2021 Rates Effective August 1, 2022)

<u>Service</u>	<u>Fees</u>
Grading Plan Check	\$834.90 per acre \$1,260.34 minimum \$12,603.36 maximum
<u>Stockpile/Underground Tank Removal:</u>	
Inspection	\$589.51
Plan Check	\$487.87
EACH GRADING PLAN CHECK SUBMITTAL BEGINNING WITH THE FOURTH SUBMITTAL OF A PROJECT (When required by Chief Building Official)	\$784.08 per review
WATER QUALITY MANAGEMENT PLAN REVIEW	\$182.83 per hour

**SCHEDULE III
DEVELOPMENT ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES**

Effective August 1, 2022 (8.5% CPI increase of 2021 rates)

<u>Case Type</u>	<u>Fee</u>	<u>*Additional Fee after 3rd Plan Check</u>	<u>Minimum Balance</u>
Traffic Signals/Systems			
1. Signal New/Modification Inspection	\$6,897.24	\$0.00	\$0.00
2. Signal New/Modification Plan Check	\$4,218.60	\$665.44	\$750.00
3. System New/Modification Inspection (Controller/Cabinet)	\$1,832.22	\$0.00	\$0.00
Right of Way Improvements**			
4. Street Plan Check	\$2,267.23	\$665.44	\$750.00
min plan check <0.3 acre	\$1,433.18		
> or equal to 0.3 acres	\$3,227.18		
5. Storm Drain (18" Diameter & Above) Note: storm drains less than 18" diameter, no plan check fee required.	\$3.37 per LF up to 1,000' + \$0.27 ea. additional LF	\$665.44	\$750.00
6. Utility Trench Plan Check	\$178.83 per plan sheet \$538.42 minimum	\$665.44	\$300.00
7. Service Connection Plan Check	\$94.42	\$0.00	\$0.00
Grading Hydrology			
8. Preliminary Plan Check – 0 to 20 acres	\$210.20 per acre; \$759.87 minimum	\$665.44	\$750.00

SCHEDULE III
DEVELOPMENT ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES

Effective August 1, 2022 (8.5% CPI increase of 2021 rates)

<u>Case Type</u>	<u>Fee</u>	<u>*Additional Fee after 3rd Plan Check</u>	<u>Minimum Balance</u>
9. Preliminary Plan Check – over 20 acres	\$4,105.06 + \$23.61 per acre above 20; \$5,620.30 maximum	\$665.44	\$750.00
10. Precise Plan Check	\$306.87 per acre; \$1,022.89 minimum; \$4,676.09 maximum	\$665.44 s24p	\$750.00
Park & Landscape Improvements ***			
11. Plan Check	\$1,731.05 per acre	\$665.44	\$750.00
Minimum Plan Check <0.25 acre	\$176.48		
> or equal to 0.25 acre	\$1,333.14		
Bridges			
12. Plan Check – 3,000 sf. Or less	\$7,347.98	\$665.44	\$750.00
13. Plan Check – over 3,000 sf.	\$7,347.98 + \$0.85 per SF >3,000	\$665.44	\$750.00
Other ***			
14. Abandonment Plan Check	\$5,245.99	\$665.44	\$750.00
15. City Engineer Variance	\$822.81	\$665.44	\$750.00
16. Easement Deeds	\$3,564.40	\$665.44	\$300.00

SCHEDULE III
DEVELOPMENT ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES

Effective August 1, 2022 (8.5% CPI increase of 2021 rates)

<u>Case Type</u>	<u>Fee</u>	<u>*Additional Fee after 3rd Plan Check</u>	<u>Minimum Balance</u>
17. Final Map Processing			
1-2 lots/parcel	\$6,110.39	\$665.44	\$750.00
3 lots/parcel	\$7,597.52	\$665.44	\$750.00
4-40 lots/parcel	\$7,597.52 + \$186.60 per lot > 3 lots	\$665.44	\$750.00
41-100 lots/parcel	\$14,537.47 + \$112.41 per lot > 40 lots	\$665.44	\$750.00
over 100 lots/parcel	\$21,312.18 + \$57.33 per lot > 100 lots	\$665.44	\$750.00
18. Lot Mergers	\$4,093.82	\$665.44	\$750.00
Lot Line Adjustment	\$4,093.82	\$665.44	\$750.00
19. Plan revisions after plan approved by City Engineer	\$799.21	\$665.44	\$750.00
20. Traffic Signal USA Alert	\$183.22 per intersection	\$0.00	\$0.00
21. Landscape USA Alert	\$73.06	\$0.00	\$0.00
22. Maintenance Agreement Fee	\$2,750.57	\$0.00	\$0.00
23. Construction and Demolition Recycling Plan Fee	\$86.31	\$1.00 per sq. ft.	\$1.00 per sq. ft.
Deposit: \$1.00 per sq. ft. deposit not to exceed \$50,000		deposit not to exceed \$50,000	deposit not to exceed \$50,000
24. Automation Fee	10% of all Development Engineering and other related Public Works Fees.		

**SCHEDULE III
DEVELOPMENT ENGINEERING
AND OTHER PUBLIC WORKS RELATED FEES**

Effective August 1, 2022 (8.5% CPI increase of 2021 rates)

<u>Case Type</u>	<u>Fee</u>	<u>*Additional Fee after 3rd Plan Check</u>	<u>Minimum Balance</u>
25. Bicycle Locker Fee (\$50.00 deposit per locker)	\$67.44 annually	\$67.44 annually	

* After three plan checks an additional fee of \$166.36 per hour will be charged to the applicant.

** Includes: Miscellaneous Improvement (MC) , Parcel Improvement Plan (PC) and Tract Improvement Plan (TC) submittals. Please see Schedule II for applicable Building & Safety fees.

*** Please see Schedule II for applicable Building & Safety fees.

Note: City Attorney Services, if applicable, shall be recovered from applicant beginning with the first Flat Fee or Hourly Rate plan check. (Reference page 2, Section C, of the Developer Fee Resolution.)

**SCHEDULE IV
OTHER FEES OR CHARGES STIPULATED BY SEPARATE
CITY COUNCIL ORDINANCE OR RESOLUTION
AND NOT INCLUDED IN THIS SCHEDULE:**

School District Fees (State Mandated)	Orange County Fire Authority Fees
Transportation Corridor Agency Fees	District 92-1 Fees
SB1473 Fees	Orange County Sanitation District Fees

IMPACT FEES:

1. SYSTEMS DEVELOPMENT CHARGE 1% of Valuation

- Stipulated by separate Municipal Code Section 2-9-601
- Valuation shall be determined on the basis of the International Code Council Building Valuation Data Table as published and updated semi-annually in the Building Safety Journal. Where data is not available, appeals concerning valuation may be heard and determined by the Chief Building Official.
- Applicable to new development except:
 - A. Alterations which do not increase the floor area of a structure
 - B. Additions to single-family residential dwellings which do not constitute the addition of a living unit as defined by the Building Code.

2. SLURRY SEAL FEES FOR ROAD WEAR AND TEAR

Stipulated by Municipal Code Section 6-3-320

- A. Commercial, Industrial, Hotel New Construction 5 stories or less

Buildings 50,000 sq. ft. or less	\$0.03 per sq. ft.
Buildings over 50,000 sq. ft.	\$0.05 per sq. ft.
Maximum per project	\$3,500.00

- B. High Rise Buildings over 5 stories or 55 feet high

	\$0.16 per sq. ft.
Maximum per project	\$3,500.00

SCHEDULE IV
OTHER FEES OR CHARGES STIPULATED BY SEPARATE
CITY COUNCIL ORDINANCE OR RESOLUTION
AND NOT INCLUDED IN THIS SCHEDULE:

C. Tenant Improvements	\$0.01 per sq. ft.
D. New Residential Detached Units	\$0.03 per sq. ft.
New Maximum Fee per unit	\$50.00
Remodels or Additions	\$0.03 per sq. ft.
Maximum Fee per unit	\$50.00
E. Residential Attached Apartment, Condominium, and Townhouses	\$0.03 per sq. ft.
Maximum Fee per unit	\$50.00

**3. IRVINE BUSINESS COMPLEX FEES (Zoning Ordinance Sections
9-36-14 and 9-36-15)**

4. PARK FEE (Municipal Code Section 5-5-1004.E2)

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (10% Increase of 2021 Rates Effective August 1, 2022)

ELECTRICAL PERMITS

1. The following fee schedule shall be used for all electrical work requiring permits, except for new residential structures. New residential electrical permit fees are incorporated into the building permit fees.
2. Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Chief Building Official as specified in this resolution.

<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
1. For the issuance of each permit	\$53.72	\$23.23
2. Each self-contained factory wired approved unit such as cooking appliances, home appliances, heaters, vegetable cases, drinking fountains, heating appliances etc.	\$20.74	\$10.97
3. Fixtures:		
First 20 fixtures, each	\$2.64	\$1.43
Each additional fixture	\$1.35	\$0.682
4. Each pole mounted fixture including base	\$26.94	\$14.25
5. Power Apparatus:		
Generators, motors, transformers, rectifiers, synchronous converters, capacitors, industrial heating, cooking or baking equipment, and other apparatus as follows:		
Rating in horsepower (HP), kilowatts (KW) or kilovolt amps (KVA)		
Less than 1	\$11.88	\$6.30

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (10% Increase of 2021 Rates Effective August 1, 2022)

<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
1.1 to 10	\$28.51	\$15.10
10.1 to 50	\$47.27	\$24.99
50.1 to 100	\$94.55	\$49.97
100.1 to 500	\$140.02	
Over 500	\$140.02	
6. Temporary Generator including switchgear modifications	\$386.31	
<i>Fees include all switches, circuit breakers, relays & other directly related control equipment.</i>		
7. <u>Service/Meter:</u>		
8. Services, 600 volts or less, 0 to 200 amps and 200 to 400 amps, per meter	\$94.55	\$49.97
9. Services, 600 volts or less, 401 to 800 amps and 801 to 1200 amps, per meter	\$236.31	\$124.99
10. Services, 600 volts or less, over 1200 amps, per meter	\$470.37	
11. High voltage substations over 600 volts	\$945.25	
12. <u>Outlets J Box, Irrigation Controller:</u>		
13. First 20 outlets, each	\$2.64	\$1.43

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (10% Increase of 2021 Rates Effective August 1, 2022)

<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
14. Each additional outlet	\$1.35	\$.682
15. Each multiple appliance outlet assembly	\$18.85	\$9.96
16. <u>Signs and High Potential Gas Tubing Lighting:</u>		
17. One sign and one transformer	\$43.77	\$23.19
18. Each additional sign and one transformer at the same location (same building)	\$12.73	\$6.96
19. Each extra transformer, flasher or time clock	\$12.73	\$6.96
20. Each additional sign and one transformer on same lot	\$43.77	\$23.19
21. Each sign and one transformer moved to the same new location	\$43.77	\$23.19
22. Each additional sign and transformer moved to the same new location	\$21.95	\$11.57
23. For altering or changing letters of an existing sign	\$21.95	\$11.57
24. For converting of each sign or decorative outlet tubing	\$21.95	\$11.57
25. <u>Temporary Service:</u>		
26. Non-occupied temporary electrical service (each meter)	\$471.90	\$249.98
27. Temporary work with service (existing occupancy, each meter)	\$141.25	\$74.07
28. For service supplying a temporary power pole with meter, pedestal, or piggy back	\$141.25	\$74.07
29. For a system of distribution and utilization poles for temporary construction power, each pole	\$47.27	\$24.99

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (10% Increase of 2021 Rates Effective August 1, 2022)

<u>Fee Schedule (Electrical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
30. <u>Bus ways/ Cable Tray:</u>		
31. For trolley and plug-in type bus ways, each 100 ft. or fraction thereof	\$47.23	\$24.99
32. <u>Panel Board/ Switchboard:</u>		
33. 400 amps or less	\$87.56	\$46.30
34. 401 to 1200 amps	\$175.03	\$92.61
35. Over 1200 amps		
First section	\$175.03	\$92.61
Each additional section	\$87.56	\$46.30
36. Over 600 volts		
First section	\$401.14	
Each additional section	\$200.54	
37. Minimum Inspection Fee	\$87.12	\$46.46
38. <u>Solar Panels per System</u>		
39. Inspection	\$242.00	\$217.80
40. Model Plan Check	\$968.00	\$302.50 + \$10.59 per KW over 15 KW
41. Production Plan check	\$968.00	\$0.00

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (10% Increase of 2021 Rates Effective August 1, 2022)

Fee Schedule (Electrical Permits)

Commercial

Residential

Fees for Additional Inspections:

A. Each permit shall be entitled to one re-inspection without additional charge, in addition to the required number of inspections established by the City of Irvine. On jobs which may be completely inspected on one inspection trip, two inspection trips will be allowed without additional charge for said second trip.

Exception: The number of inspection trips will not be limited on progress jobs; provided, that one inspection will be permitted for checking a correction. For the purpose of this section, progress jobs are those where circumstances beyond the control of the installer make it impossible for the electrical work to be completed at any specific time.

B. If more inspection trips than specified in the paragraph above are required due to the fault or error on the part of the installer or his employees, an additional fee of \$79.86 may be required of the installer for each such additional inspection trip.

ELECTRICAL PLAN CHECK FEES

A plan check fee shall be paid at the time of plan submittal.

The applicant shall pay a plan check fee.	30% of electrical permit fee	30% of electrical permit fee
Minimum	\$53.72	\$53.72

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (10% Increase of 2021 Rates Effective August 1, 2022)

MECHANICAL PERMITS

1. The following fee schedule shall be used for all mechanical work requiring permits, except for new residential structures. For new residential structures, mechanical permit fees are incorporated into the building permit fees.
2. Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Chief Building Official as specified in this resolution.

<u>Fee Schedule (Mechanical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
1. For the issuance of each permit	\$53.72	\$23.23
2. Up to and including 100,00 BTU for the installation or relocation of each force-air or gravity-type furnace or burner, including ducts and vents attached to each appliance	\$170.81	\$87.25
3. More than 100,000 BTU to and including 500,000 BTU	\$216.94	\$110.86
4. More than 500,000 BTU to and including 1,000,000 BTU	\$230.15	\$117.61
5. More than 1,000,000 BTU to and including 2,000,000 BTU	\$269.59	\$137.75
6. More than 2,000,000 BTU	\$335.32	
7. For each evaporative cooler other than portable type	\$39.48	\$26.20
8. For each environmental vent system	\$39.48	\$26.20

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (10% Increase of 2021 Rates Effective August 1, 2022)

<u>Fee Schedule (Mechanical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
9. For each product conveying vent system	\$39.48	\$26.20
10. For the installation of each Type I or Type II commercial hood or grease exhaust duct or exhaust fan	\$39.48	\$26.20
11. For installation of each register/ outlet/ or grille	\$1.91	\$1.33
12. For the installation or relocation of each commercial or industrial type incinerator	\$144.64	\$96.10
13. For the installation or relocation or each cooling coil	\$32.90	\$21.85
14. For the installation or relocation of each reheat coil	\$39.48	\$21.85
15. For the installation or relocation of each fire protection devices; fire damper or smoke damper or combo smoke or fire damper ceiling radiation damper or corridor damper or smoke detector duct type or smoke detector area type		
One to five	\$25.53	\$17.55
Over five, each additional	\$6.27	\$5.83

Note: This fee for cooling coils, reheat coils, and electric strip heaters shall not apply to an air handling unit which is a portion of a factor assembled appliance, comfort cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere in this Code

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (10% Increase of 2021 Rates Effective August 1, 2022)

<u>Fee Schedule (Mechanical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
16. For each appliance regulated by this Code, but not classed in other appliance categories or for which no other fee is listed in this Code	\$167.48	\$111.24
17. Incidental gas piping	\$69.94	\$31.45
18. For the installation or relocation of each electrical strip heater or suspended heater or recessed wall heater or floor-mounted unit heater, including vent	\$39.48	\$26.20
19. For the installation, relocation or replacement of each heating appliance or fireplace or appliance vent or chimney listed or metal chimney unlisted	\$39.48	\$26.20
20. For the installation or relocation of each boiler or AC refrigerant compressor or each absorption system	\$167.48	\$111.24
21. For each air handling unit, to and including 2,000 cubic feet per minute	\$65.78	\$43.66
22. For each air handling unit over 2,000 cubic feet per minute and including 10,000 cubic feet per minute	\$78.85	\$52.40
23. For each air handling unit over 10,000 cubic feet per minute	\$167.48	\$111.24
24. Residential air conditioning system		\$174.70
25. Minimum Inspection Fee	\$87.12	\$46.46

Fees for Additional Inspections:

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (10% Increase of 2021 Rates Effective August 1, 2022)

<u>Fee Schedule (Mechanical Permits)</u>	<u>Commercial</u>	<u>Residential</u>
------------------------------------------	-------------------	--------------------

A. Each permit shall be entitled to one re-inspection without additional charge, in addition to the required number of inspections established by the City of Irvine. On jobs which may be completely inspected on one inspection trip, two inspection trips will be allowed without additional charge for said second trip

Exception: The number of inspection trips will not be limited on progress jobs; provided, however, that one inspection will be permitted for checking a correction. For the purpose of this section, progress jobs are those where circumstances beyond the control of the installer make it impossible for the mechanical work to be completed at any specific time.

B. If more inspection trips than specified in the paragraph above are required due to the fault or error on the part of the installer or his employees, an additional fee of \$79.86 may be required of the installer for each such additional inspection trip.

MECHANICAL PLAN CHECK FEES

A plan check fee shall be paid at the time of plan submittal

The applicant shall pay a plan check fee	30% of the mechanical permit fee	30% of the mechanical permit fee
Minimum	\$53.72	\$53.72

PLUMBING PERMITS

1. The following fee schedule shall be used for all plumbing work requiring permits, except for new residential structures. For new residential structures, plumbing permit fees are incorporated into the building permit fees.
2. Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Chief Building Official as specified in this resolution.

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (10% Increase of 2021 Rates Effective August 1, 2022)

<u>Fee Schedule (Plumbing Permits)</u>	<u>Commercial</u>	<u>Residential</u>
1. Permit issuance	\$53.72	\$23.23
2. For each plumbing fixture or trap, including water, drainage piping devices	\$25.65	\$17.55
3. For each dishwasher	\$25.65	\$13.50
4. For each garbage disposal	\$25.65	\$13.50
5. For each building sewer	\$51.05	\$35.09
6. For each cesspool	\$51.05	\$35.09
7. For each private sewage disposal system	\$212.86	\$146.36
8. For each water heater and/or vent/ thermal expansion tank	\$42.57	\$29.28
9. For each gas piping of one to five outlets	\$59.63	\$40.96
10. For each gas piping system of six or more outlets, per outlet	\$4.30	\$2.98
11. Rainwater system, per drain or subsurface drainage system or each sump pump	\$51.05	\$35.09

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (10% Increase of 2021 Rates Effective August 1, 2022)

<u>Fee Schedule (Plumbing Permits)</u>	<u>Commercial</u>	<u>Residential</u>
12. For each interceptor, or clarifier or separator including its trap and vent	\$51.05	\$35.09
13. For installation, alteration, or repair of water piping and/or water treating equipment, including water softeners, booster pump	\$51.05	\$35.09
14. For repair or alteration of sewer or waste vent piping or each sewage ejector	\$212.86	\$146.36
15. For each commercial (nonresidential) lawn, gardening, or landscape sprinkling system, including backflow protection devices	\$221.38	
16. For vacuum breakers or backflow protective devices or pressure regulating valve or building drain or backwater valve or manhole, etc., or for installation on unprotected plumbing fixtures, including necessary water piping:		
1 to 5	\$25.53	\$17.55
Over 5, each additional	\$6.27	\$5.83
17. For each yard water distribution system water and sewer private only starts at easement and needs IRWD approval, per linear foot and each yard recycled water, per linear foot	\$1.91	\$2.86
18. For each yard gas distribution system, per linear foot	\$2.86	\$2.86

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (10% Increase of 2021 Rates Effective August 1, 2022)

<u>Fee Schedule (Plumbing Permits)</u>	<u>Commercial</u>	<u>Residential</u>
19. For each yard sewer collection system, per linear foot	\$2.86	\$2.86
20. For each gas pressure regulator	\$25.53	\$17.55
21. Swimming pool piping	\$51.28	\$35.07
22. Solar water heating panels per system	\$737.13	\$453.73
22. Minimum inspection fee	\$87.12	\$46.46

Fees for Additional Inspections:

A. Each permit shall be entitled to one re-inspection without additional charge, in addition to the required number of inspections established by the City of Irvine. On jobs which may be completely inspected on one inspection trip, two inspection trips will be allowed without additional charge for said second trip

Exception: The number of inspection trips will not be limited on progress jobs; provided, however, that one inspection will be permitted for checking a correction. For the purpose of this section, progress jobs are those where circumstances beyond the control of the installer make it impossible for the plumbing work to be completed at any specific time

B. If more inspection trips than specified in the paragraph above are required due to the fault or error on the part of the installer or his employees, an additional fee of \$87.12 may be required of the installer for each such additional inspection trip.

SCHEDULE V
ELECTRICAL, MECHANICAL AND PLUMBING FEES
 (10% Increase of 2021 Rates Effective August 1, 2022)

<u>Fee Schedule (Plumbing Permits)</u>	<u>Commercial</u>	<u>Residential</u>
<u>PLUMBING PLAN CHECK FEES</u>		

A plan check fee shall be paid at the time of plan submittal.

The applicant shall pay a plan check fee	30% of the plumbing permit fee	30% of the plumbing permit fee
Minimum	\$53.72	\$53.72

FIRE SPRINKLER FEES: Fire sprinklers and associated installations are plan checked and inspected by the Orange County Fire Authority (OCFA), and fees are collected by OCFA and are based on their fee schedule.