

## RESOLUTION NO. 2024-009

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AMENDING THE CITY OF IMPERIAL BEACH MASTER FEE SCHEDULE TO ADOPT AND ADD THE INTERNATIONAL CODE COUNCIL BUILDING VALUATION DATA

**WHEREAS**, construction costs in the San Diego area have increased since the City of Imperial Beach last established the 2001 International Conference of Building Officials (ICBO) cost per square foot schedule as the basis for calculating building valuation and permit fees for new construction; and

**WHEREAS**, the building valuation data published by the International Code Council (ICC) is widely used and accepted by other jurisdictions in the San Diego County area; and

**WHEREAS**, the City Council has determined that City staff provides many types of services involving requests by City customers ("Applicants"), and the City charges service fees, user fees, regulatory fees, and development-related fees upon Applicants to recover the costs of staff time, and other expenses related to providing these services; and

**WHEREAS**, the City Council finds that providing these services is of special benefit to Applicants both separate and apart from the general benefit to the public; and therefore, in the interests of fairness to the general public, the City desires to better recover the costs of providing these services from Applicants who have sought the City's services by amending its Master Fee Schedule; and

**WHEREAS**, California cities may impose user and regulatory fees for services and activities they provide through provisions set forth in the State Constitution, Article XIII C § 1. Under this legal framework, a fee may not exceed the reasonable cost of providing the service or performing the activity. In this instance, the service or underlying action causing the City to perform the service is either discretionary and/or is subject to regulation. As a discretionary service or regulatory activity, the fees fall outside of the definition and statutory requirement to impose general taxes, special taxes, and fees as a result of property ownership; and

**WHEREAS**, notice of this public hearing has been given pursuant to State law, and written notice has been provided to interested parties who filed written requests for mailed notice of meetings on new or increased development-related fees or service charges; and

**WHEREAS**, the City Council conducted a duly noticed public hearing on March 6, 2024 at which time the public was invited to make oral and written presentations as part of the meeting prior to the adoption of this Resolution; and

**WHEREAS**, not less than ten (10) days prior to the public hearing referenced above, the City made available for public inspection information required under Government Code Section 66000, *et seq.*; and

**WHEREAS**, the City published notice of the public hearing as described above in accordance with State law for the various fees specified in this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Imperial Beach as follows:

1. The above recitals are true and correct and are included herein as findings.

2. The City Council hereby approves and adopts the values determined by the San Diego Area Chapter International Code Council building valuation data as shown in the San Diego Area Chapter International Code Council Building Valuation Multipliers Table for 2023 attached hereto as Exhibit A to apply to building permit fees in the City's Master User Fee Schedule. Specifically, the building permit fees are charged to provide building inspection services. The City's Master User Fee Schedule shall be amended as necessary to reflect this adoption.
3. That the San Diego Area Chapter International Code Council Building Valuation Multipliers Table for 2023 and subsequent changes to building related fees shall be effective no sooner than 60 days following the adoption of this resolution in compliance with State of California, Government Code Section 66017(a). The effective date for application of the updated San Diego Area Chapter International Code Council Building Valuation Multipliers Table for 2023 shall be May 6, 2024.
4. The City Council hereby directs the City Manager or designee to take all actions necessary to amend the City's Master User Fee Schedule as necessary to reflect the actions in this Resolution.
5. The City Council finds and determines that the existing, new or increased fees, rates, and charges established in Exhibit "A" to this Resolution are in an amount reasonably necessary to recover the costs of providing the service for which such fee, rate, or charge is levied or authorized to be levied. The fees proposed in Exhibit "A" will not exceed the estimated cost to provide the services.
6. The City Council hereby repeals all prior enactments of fees that reflect different building valuation data that are inconsistent with those as stated in Exhibit "A" as of May 6, 2024. As of May 6, 2024, the data as listed in Exhibit "A" will supersede and replace the prior adoption of the same or similar valuation data.
7. The City Manager or designee is authorized to carry out all actions necessary to implement and collect the fees under the amended Master Fee Schedule.

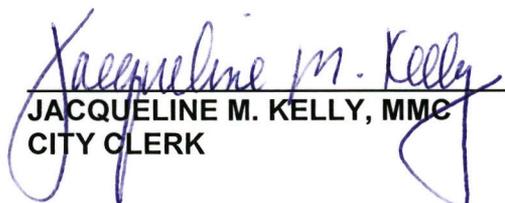
**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Imperial Beach at its meeting held on the 6<sup>th</sup> day of March 2024, by the following vote:

<b>AYES:</b>	<b>COUNCILMEMBERS:</b>	<b>LEYBA-GONZALEZ, FISHER, SEABURY, MCKAY, AGUIRRE</b>
<b>NOES:</b>	<b>COUNCILMEMBERS:</b>	<b>NONE</b>
<b>ABSENT:</b>	<b>COUNCILMEMBERS:</b>	<b>NONE</b>



**PALOMA AGUIRRE, MAYOR**

**ATTEST:**



**JACQUELINE M. KELLY, MMC  
CITY CLERK**

**SAN DIEGO AREA CHAPTER INTERNATIONAL CODE COUNCIL  
INTERNATIONAL CODE COUNCIL  
BUILDING VALUATION MULTIPLIERS FOR 2023**

Occ	Use	Type of Construction	Valuation
R-2	Apartment Houses	*Type I or I B.	218.38
	Apartment Houses	Type V or III (Masonry)	178.31
	Apartment Houses	Type V Wood Frame	164.29
	Apartment Houses	Type I Basement Garage	76.13
B	Banks	Type I or I B	296.52
	Banks	Type II A	218.38
	Banks	Type II B	212.37
	Banks	Type III A	240.43
	Banks	Type III B	232.41
	Banks	Type V A	218.38
	Banks	Type V B	210.38
B	Car Washes	Type III A	140.24
	Car Washes	Type III B	134.23
	Car Washes	Type V A	120.21
	Car Washes	Type V B	112.20
A-3	Churches	Type I or I B	198.35
	Churches	Type II A	150.26
	Churches	Type II B	142.25
	Churches	Type III A	162.29
	Churches	Type III B	154.27
	Churches	Type V A	152.27
	Churches	Type V B	142.25
I-2	Convalescent Hospitals	Type I or I B	278.49
	Convalescent Hospitals	Type II A	194.34
	Convalescent Hospitals	Type III A	198.35
	Convalescent Hospitals	Type V A	186.33
R-3	Dwellings ***	Type V Adobe	244.44
	Dwellings ***	Type V Masonry	194.34
	Dwellings ***	Type V Wood Frame	184.32
	Dwellings ***	Basements (semi-finished)	46.08
	Dwellings ***	Additions - Wood Frame	220.39
	Dwellings ***	Solariums	186.33
	Dwellings ***	Cabana - Pool House (Type V)	172.31

Occ	Use	Type of Construction	Valuation
B/R/S	Fire Stations	Type I or I B	228.40
	Fire Stations	Type II A	150.26
	Fire Stations	Type II B	142.25
	Fire Stations	Type III A	164.29
	Fire Stations	Type III B	158.28
	Fire Stations	Type V A	154.27
	Fire Stations	Type V B	146.26
A-3	Fitness Centers	<i>Same values as Office Buildings</i>	0.00
I-2	Hospitals	Type I A or I B	326.57
	Hospitals	Type III A	270.48
	Hospitals	Type V A	258.45
R-1	Hotels & Motels	Type I A or I B	202.36
	Hotels & Motels	Type III A	176.31
	Hotels & Motels	Type III B	166.30
	Hotels & Motels	Type V A	152.27
	Hotels & Motels	Type V B	150.26
F	Industrial Plants	Type I A or I B	114.20
	Industrial Plants	Type II A	80.14
	Industrial Plants	Type II B (Stock)	74.13
	Industrial Plants	Type III A	88.16
	Industrial Plants	Type III B	82.15
	Industrial Plants	Tilt-up	60.10
	Industrial Plants	Type V A	82.15
	Industrial Plants	Type V B	76.13
B	Medical Offices	Type I A or I B	240.43
	Medical Offices	Type II A	184.32
	Medical Offices	Type II B	176.31
	Medical Offices	Type III A	200.36
	Medical Offices	Type III B	186.33
	Medical Offices	Type V A	180.32
	Medical Offices	Type V B	174.30

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Occ	Use	Type of Construction	Valuation
<b>B</b>	Offices	*Type I or I B	214.37
	Offices	Type II A	144.25
	Offices	Type II B	136.25
	Offices	Type III A	154.27
	Offices	Type III B	148.26
	Offices	Type V A	144.25
	Offices	Type V B	136.25
	<b>U</b>	Private Garages	Wood Frame - Finished
Private Garages		Wood Frame - Unfinished	48.09
Private Garages		Masonry	56.09
Private Garages		Open Carports	34.06
<b>B</b>	Public Buildings	*Type I or I B	246.44
	Public Buildings	Type II A	200.36
	Public Buildings	Type II B	192.34
	Public Buildings	Type III A	208.37
	Public Buildings	Type III B	200.36
	Public Buildings	Type V A	190.34
	Public Buildings	Type V B	184.32
<b>S-2</b>	Public Garages	*Type I or IB	98.17
	Public Garages	*Type I or II Open Parking	74.13
	Public Garages	Type II B	56.09
	Public Garages	Type III A	74.13
	Public Garages	Type III B	66.11
	Public Garages	Type V A	68.12
	Public Garages	Type V B	68.12
<b>A-2</b>	Restaurants	Type III A	196.35
	Restaurants	Type III B	188.33
	Restaurants	Type V A	178.31
	Restaurants	Type V B	172.31
<b>E</b>	Schools	Type I or I B	222.39
	Schools	Type II A	152.27
	Schools	Type III A	162.29
	Schools	Type III B	156.28
	Schools	Type V A	152.27
Schools	Type V B	146.26	

Occ	Use	Type of Construction	Valuation
<b>M</b>	Service Stations	Type II B	134.23
	Service Stations	Type III A	140.24
	Service Stations	Type V A	120.21
	Service Stations	Pump Island Canopies	56.09
<b>M</b>	Stores	*Type I or I B	164.29
	Stores	Type II A	100.17
	Stores	Type II B	98.17
	Stores	Type III A	122.22
	Stores	Type III B	116.21
	Stores	Type V A	104.18
	Stores	Type V B	96.16
	Stores	Retail Garden Center (Type V B)	79.70
<b>A-1</b>	Theatres	Type I or I B	220.39
	Theatres	Type III A	160.28
	Theatres	Type III B	152.27
	Theatres	Type V A	150.26
	Theatres	Type V B	142.25
	Theatres	Type V B	142.25
<b>S</b>	Warehouses **	Type I or I B	98.17
	Warehouses **	Type II A	58.11
	Warehouses **	Type II B	56.09
	Warehouses **	Type III A	66.11
	Warehouses **	Type III B	64.11
	Warehouses **	Type V A	58.11
	Warehouses **	Type V B	56.09

\* **Note:**  
 \*\* Add 0.5 percent to the total cost for each story over three.  
 \*\*\* Deduct 11 percent for mini-warehouse.  
 For subdivisions with 10 or more single family dwellings which have plan check and building permit issuances in groups of 10 or more, the valuation or the plan check and building permit fees may be increased by 10 percent.

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Occ	Use	Type of Construction	Valuation
	<b>MISC</b>		
	Agricultural Building		34.06
	Aluminum Siding		10.02
	Antennas	Radio over 30 ft. high	6451.40
	Antennas	Dish, 10 ft. dia.w/decoder	7843.85
	Awning or Canopy (Supported by Building)	Aluminum	38.07
	Awning or Canopy (Supported by Building)	Canvas	16.03
	Balcony		26.04
	Decks (wood)		26.04
	Demolition of Building		8.02
	Fence or Freestanding Wall	Wood or Chain Link	4.01
	Fence or Freestanding Wall	Wood Frame with Stucco	10.02
	Fence or Freestanding Wall	Wire	4.01
	Fence or Freestanding Wall	Masonry	16.03
	Fence or Freestanding Wall	Wrought Iron	10.02
	Foundation Only (25% of value of whole building). Remainder of building will be valued at 75% of the building		
	Greenhouse		10.02
	Manufactured Housing (25% of value of "site built" house)		44.08

Occ	Use	Type of Construction	Valuation
	Mobile Home		44.08
	Patio	Wood Frame with Cover	16.03
	Patio	Metal Frame with Cover	20.03
	Patio	Wood Frame Cover & Walls	22.03
	Patio	Metal Frame Cover & Walls	26.04
	Patio	Screen or Plastic Walls	6.01
	Plastering	Inside	6.01
	Plastering	Outside	6.01
	Retaining Wall	Concrete or Masonry	32.05
	Reroofing (1 square = 100 square feet)	Built-up	244.44
	Reroofing (1 square = 100 sq. ft.)	Composition Shingles	228.40
	Reroofing (1 square = 100 sq. ft.)	Fiberglass Shingles	228.40
	Reroofing (1 square = 100 sq. ft.)	Asbestos Cement Shingles	542.96
	Reroofing (1 square = 100 sq. ft.)	Wood Shingles (Class C min)	542.96
	Reroofing (1 square = 100 sq. ft.)	Wood Shakes (Class C min)	542.96
	Reroofing (1 square = 100 sq. ft.)	Aluminum Shingles	819.45
	Reroofing (1 square = 100 sq. ft.)	Clay Tile	687.21
	Reroofing (1 square = 100 sq. ft.)	Concrete Tile	581.03
	Roof Structure Replacement		26.04
	Saunas (Steam)		16102.44
	Spa or Hot Tub ("Jacuzzi®")		13211.34

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Occ	Use	Type of Construction	Valuation
	Stairs		26.04
	Stone and Brick Veneer		16.03
	Storage Racks	per cubic feet	2.00
	Swimming Pool (per sf surface area)	Vinyl-lined	62.11
	Swimming Pool (per sf surface area)	Gunite	68.12
	Swimming Pool (per sf surface area)	Fiberglass	74.13
	Tenant Improvements	Medical offices, restaurants, hazardous 'h' occupancies	84.15
	Tenant Improvements	Other such as stores & offices	60.48
	<b>General Additions and Modifiers</b>		
	Fire Sprinkler System		5.21
	Air Conditioning-Commercial		8.42
	Air Conditioning-Residential		7.01
	Fireplace-Concrete or masonry		6451.40
	Fireplace-prefabricated metal		4385.75
	Pile Foundations	Cast-in-place concrete piles	42.08
	Pile Foundations	Steel piles	104.18
	<b>Alterations to Existing Structures</b>		
	<i>(with no additional Floor Area or Roof Cover)</i>		
	Interior Partition		96.16
	Install Windows or Sliding Glass Doors		30.05
	Close Exterior Wall Opening		28.05

Occ	Use	Type of Construction	Valuation
	<b>Shell Buildings</b>		
B	Banks	Type I or I B	237.22
	Banks	Type II A	174.70
	Banks	Type II B	169.89
	Banks	Type III A	192.34
	Banks	Type III B	185.93
	Banks	Type V A	174.70
	Banks	Type V B	168.30
B	Medical Offices	*Type I or IB	192.34
	Medical Offices	Type II A	147.46
	Medical Offices	Type II B	141.05
	Medical Offices	Type III A	160.28
	Medical Offices	Type III B	149.06
	Medical Offices	Type V A	144.25
	Medical Offices	Type V B	139.44
B	Offices	*Type I or IB	171.51
	Offices	Type II A	115.40
	Offices	Type II B	108.99
	Offices	Type III A	123.42
	Offices	Type III B	118.61
	Offices	Type V A	115.40
	Offices	Type V B	108.99
A-2	Restaurants	Type III A	157.08
	Restaurants	Type III B	150.67
	Restaurants	Type V A	142.65
	Restaurants	Type V B	137.84
	Stores	*Type I or IB	131.44
	Stores	Type II A	80.14
	Stores	Type II B	78.54
	Stores	Type III A	97.77
	Stores	Type III B	92.97
	Stores	Type V A	83.35
	Stores	Type V B	76.94