

# 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	\$5,469.00	\$1,914.00	\$3,555.00	
2	Construction 5001 to 10000 square feet	\$9,760.00	\$3,416.00	\$6,344.00	
3	Each additional 1000 square feet	\$1,501.00	\$525.00	\$976.00	
<b>Assembly - All Other</b>					
4	Construction 0 to 5000 square feet	\$4,612.00	\$1,614.00	\$2,997.00	
5	Construction 5001 to 10000 square feet	\$8,044.00	\$2,815.00	\$5,229.00	
6	Construction 10001 to 15000 square feet	\$11,047.00	\$3,866.00	\$7,181.00	
7	Construction 15001 to 25000 square feet	\$15,123.00	\$5,293.00	\$9,829.00	
8	Each additional 1000 square feet	\$1,072.00	\$374.00	\$697.00	
<b>B - Business</b>					
9	Construction 0 to 5000 square feet	\$5,363.00	\$1,876.00	\$3,486.00	
10	Construction 5001 to 10000 square feet	\$9,653.00	\$3,378.00	\$6,274.00	
11	Construction 10001 to 15000 square feet	\$12,442.00	\$4,355.00	\$8,087.00	
12	Construction 15001 to 25000 square	\$17,053.00	\$5,968.00	\$11,085.00	
13	Each additional 1000 square feet	\$964.00	\$337.00	\$627.00	
<b>E, Business - Educational, Schools</b>					
14	Construction 0 to 5000 square feet	\$4,612.00	\$1,614.00	\$2,997.00	
15	Construction 5001 to 10000 square feet	\$8,044.00	\$2,815.00	\$5,229.00	
16	Construction 10001 to 15000 square feet	\$11,047.00	\$3,866.00	\$7,181.00	
17	Construction 15001 to 25000 square	\$15,123.00	\$5,293.00	\$9,829.00	
18	Each additional 1000 square feet	\$1,072.00	\$374.00	\$697.00	
<b>F-1, F-2, H-1 thru 4, factory &amp; industrial, hazard</b>					
19	Construction 0 to 5000 square feet	\$2,789.00	\$976.00	\$1,812.00	
20	Construction 5001 to 10000 square feet	\$4,504.00	\$1,576.00	\$2,928.00	
21	Construction 10001 to 15000 square feet	\$6,113.00	\$2,139.00	\$3,973.00	
22	Construction 15001 to 25000 square	\$9,438.00	\$3,303.00	\$6,134.00	
23	Each additional 1000 square feet	\$868.00	\$303.00	\$565.00	
<b>H-5, HPM</b>					
24	Construction 0 to 5000 square feet	\$5,578.00	\$1,952.00	\$3,625.00	
25	Construction 5001 to 10000 square feet	\$9,975.00	\$3,491.00	\$6,484.00	
26	Construction 10001 to 15000 square ft.	\$12,656.00	\$4,429.00	\$8,226.00	
27	Construction 15001 to 25000 square ft.	\$17,376.00	\$6,081.00	\$11,294.00	
28	Each additional 1000 square feet	\$964.00	\$337.00	\$627.00	
<b>I-1, I-2 - Institutional, convalescent hospitals, nursing home</b>					
29	Construction 0 to 5000 square feet	\$5,578.00	\$1,952.00	\$3,625.00	
30	Construction 5001 to 10000 square feet	\$9,975.00	\$3,491.00	\$6,484.00	
31	Construction 10001 to 15000 square ft.	\$12,656.00	\$4,429.00	\$8,226.00	
32	Construction 15001 to 25000 square ft.	\$17,376.00	\$6,081.00	\$11,294.00	
33	Each additional 1000 square feet	\$964.00	\$337.00	\$627.00	

# 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	\$7,292.00	\$2,552.00	\$4,740.00	
35	Construction 5001 to 10000 square feet	\$12,121.00	\$4,242.00	\$7,878.00	
36	Construction 10001 to 15000 square feet	\$15,766.00	\$5,518.00	\$10,248.00	
37	Construction 15001 to 25000 square feet	\$20,916.00	\$7,320.00	\$13,595.00	
38	Each additional 1000 square feet	\$879.00	\$307.00	\$571.00	
<b>I-4, R-4, Institutional, day care facilities, assisted living facilities</b>					
39	Construction 0 to 5000 square feet	\$4,826.00	\$1,688.00	\$3,137.00	
40	Construction 5001 to 10000 square feet	\$8,473.00	\$2,965.00	\$5,507.00	
41	Construction 10001 to 15000 square feet	\$11,369.00	\$3,979.00	\$7,390.00	
42	Construction 15001 to 25000 square	\$15,766.00	\$5,518.00	\$10,248.00	
43	Each additional 1000 square feet	\$964.00	\$337.00	\$627.00	
<b>Mercantile</b>					
44	Construction 0 to 5000 square feet	\$3,753.00	\$1,313.00	\$2,439.00	
45	Construction 5001 to 10000 square feet	\$6,434.00	\$2,251.00	\$4,182.00	
46	Construction 10001 to 15000 square feet	\$9,117.00	\$3,190.00	\$5,926.00	
47	Each additional 1000 square feet	\$1,072.00	\$374.00	\$697.00	
<b>R-1 Residential, Hotels</b>					
48	Construction 0 to 5000 square feet	\$4,934.00	\$1,727.00	\$3,207.00	
49	Construction 5001 to 10000 square feet	\$8,794.00	\$3,078.00	\$5,716.00	
50	Construction 10001 to 15000 square feet	\$11,691.00	\$4,091.00	\$7,599.00	
51	Each additional 1000 square feet	\$1,072.00	\$374.00	\$697.00	
<b>R-2 - Multiple Family</b>					
52	Construction 0 to 5000 square feet	\$4,826.00	\$1,688.00	\$3,137.00	
53	Construction 5001 to 10000 square feet	\$8,580.00	\$3,002.00	\$5,577.00	
54	Construction 10001 to 15000 square feet	\$11,477.00	\$4,017.00	\$7,460.00	
55	Construction 15001 to 25000 square feet	\$15,875.00	\$5,556.00	\$10,318.00	
56	Each additional 1000 square feet	\$1,179.00	\$552.00	\$627.00	
<b>R-3 Residential, One &amp; Two Family - Dwellings (New or Additions)</b>					
57	Masonry 0 to 2000 square feet	\$2,895.00	\$1,013.00	\$1,882.00	
58	Each additional 1000 square feet	\$1,608.00	\$562.00	\$1,045.00	
59	Wood Frame 0 to 100 square feet (for lofts)	\$354.00	\$123.00	\$230.00	
60	Wood Frame 101 to 500 square feet (for lofts)	\$707.00	\$247.00	\$459.00	
61	Wood Frame 501 to 1000 square feet (for lofts)	\$1,072.00	\$374.00	\$697.00	
62	Wood Frame 1001 to 2000 square feet (for lofts)	\$2,145.00	\$750.00	\$1,394.00	
63	Each additional 1000 square feet (for lofts)	\$1,179.00	\$413.00	\$766.00	

# 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
64	Wood Frame 0 to 100 square feet	\$450.00	\$158.00	\$292.00	
65	Wood Frame 101 to 500 square feet	\$922.00	\$323.00	\$599.00	
66	Wood Frame 501 to 1000 square feet	\$1,393.00	\$487.00	\$905.00	
67	Wood Frame 1001 to 2000 square feet	\$2,681.00	\$938.00	\$1,742.00	
68	Each additional 1000 square feet	\$1,501.00	\$525.00	\$976.00	
69	Basement - Semi-Finished	\$1,072.00	\$374.00	\$697.00	
70	Basement - Unfinished	\$954.00	\$333.00	\$620.00	
<b>S-1 or S-2 - Storage - Moderate/Low Hazard</b>					
71	Construction 0 to 5000 square feet	\$2,466.00	\$863.00	\$1,603.00	
72	Construction 5001 to 10000 square feet	\$4,076.00	\$1,426.00	\$2,649.00	
73	Construction 10001 to 15000 square feet	\$5,469.00	\$1,914.00	\$3,555.00	
74	Construction 15001 to 25000 square feet	\$8,258.00	\$2,890.00	\$5,368.00	
75	Each additional 1000 square feet	\$815.00	\$285.00	\$529.00	
<b>S-2, public garages</b>					
76	Construction 0 to 5000 square feet	\$2,251.00	\$788.00	\$1,463.00	
77	Construction 5001 to 10000 square feet	\$3,753.00	\$1,313.00	\$2,439.00	
78	Construction 10001 to 15000 square feet	\$5,041.00	\$1,764.00	\$3,276.00	
79	Construction 15001 to 25000 square feet	\$7,615.00	\$2,665.00	\$4,950.00	
80	Each additional 1000 square feet	\$783.00	\$273.00	\$509.00	
<b>U - Utility - cell sites, miscellaneous</b>					
81	Wood frame Construction 0 to 500 square feet	\$536.00	\$188.00	\$348.00	
82	Wood frame Construction 501 to 5000 square feet	\$2,145.00	\$750.00	\$1,394.00	
83	Wood frame Construction 5001 to 10000 square ft.	\$3,432.00	\$1,201.00	\$2,231.00	
84	Wood frame Construction 10001 to 15000 square ft.	\$4,504.00	\$1,576.00	\$2,928.00	
85	Wood frame Construction 15001 to 25000 square ft.	\$6,757.00	\$2,365.00	\$4,392.00	
86	Each additional 500 square feet	\$717.00	\$251.00	\$466.00	
87	Masonry Construction 0 to 5000 square feet	\$2,251.00	\$788.00	\$1,463.00	
88	Masonry Construction 5001 to 10000 square feet	\$3,647.00	\$1,276.00	\$2,370.00	
89	Masonry Construction 10001 to 15000 square feet	\$5,041.00	\$1,764.00	\$3,276.00	
90	Masonry Construction 15001 to 25000 square feet	\$7,507.00	\$2,627.00	\$4,879.00	
91	Each additional 1000 square feet	\$749.00	\$262.00	\$487.00	
92	Open Carport Construction 0 to 500 square feet	\$321.00	\$112.00	\$208.00	
93	Open Carport Construction 501 to 5000 square feet	\$1,608.00	\$562.00	\$1,045.00	
94	Open Carport Construction 5001 to 10000 square ft.	\$2,574.00	\$900.00	\$1,673.00	
95	Open Carport Construction 10001 to 15000 square ft.	\$3,539.00	\$1,238.00	\$2,300.00	
96	Open Carport Construction 15001 to 25000 square ft.	\$5,041.00	\$1,764.00	\$3,276.00	
97	Each additional 1000 square feet	\$589.00	\$206.00	\$383.00	

# 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
98 For Permits Requiring Plumbing, Electric, or Mechanical Review 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	\$664.00	\$232.00	\$431.00	
2 Commercial Construction 5001 to 10000 square feet	\$944.00	\$330.00	\$613.00	
3 Commercial Construction 10001 to 15000 square feet	\$1,179.00	\$413.00	\$766.00	
4 Commercial Construction 15001 to 25000 square feet	\$1,715.00	\$600.00	\$1,115.00	
5 Each additional 500 square feet	\$225.00	\$78.00	\$146.00	
6 Residential Construction any size	\$611.00	\$213.00	\$397.00	

# 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	\$1,179.00	\$413.00	\$766.00	
2	Construction 5001 to 10000 square feet	\$2,037.00	\$712.00	\$1,324.00	
3	Construction 10001 to 15000 square feet	\$2,574.00	\$900.00	\$1,673.00	
4	Each additional 1000 square feet	\$225.00	\$78.00	\$146.00	
<b>B-Business, all categories</b>					
5	Construction 0 to 5000 square feet	\$1,018.00	\$356.00	\$662.00	
6	Construction 5001 to 10000 square feet	\$1,608.00	\$562.00	\$1,045.00	
7	Construction 10001 to 15000 square feet	\$2,251.00	\$788.00	\$1,463.00	
8	Construction 15001 to 25000 square feet	\$3,003.00	\$1,051.00	\$1,952.00	
9	Each additional 1000 square feet	\$225.00	\$78.00	\$146.00	
<b>E-Educational</b>					
10	Construction 0 to 5000 square feet	\$964.00	\$337.00	\$627.00	
11	Construction 5001 to 10000 square feet	\$1,501.00	\$525.00	\$976.00	
12	Construction 10001 to 15000 square feet	\$2,145.00	\$750.00	\$1,394.00	
13	Construction 15001 to 25000 square feet	\$2,895.00	\$1,013.00	\$1,882.00	
14	Each additional 1000 square feet	\$225.00	\$78.00	\$146.00	
<b>F-1, F-2, H-1 thru 4, factory &amp; industrial, hazard</b>					
15	Construction 0 to 5000 square feet	\$557.00	\$195.00	\$362.00	
16	Construction 5001 to 10000 square feet	\$900.00	\$315.00	\$585.00	
17	Construction 10001 to 15000 square feet	\$1,222.00	\$427.00	\$794.00	
18	Construction 15001 to 25000 square feet	\$1,888.00	\$661.00	\$1,227.00	
19	Each additional 1000 square feet	\$173.00	\$60.00	\$112.00	
<b>H-5, HPM</b>					
20	Construction 0 to 5000 square feet	\$1,115.00	\$390.00	\$725.00	
21	Construction 5001 to 10000 square feet	\$1,994.00	\$698.00	\$1,296.00	
22	Construction 10001 to 15000 square ft.	\$2,531.00	\$886.00	\$1,645.00	
23	Construction 15001 to 25000 square ft.	\$3,474.00	\$1,215.00	\$2,259.00	
24	Each additional 1000 square feet	\$192.00	\$67.00	\$124.00	
<b>I-1, I-2 - Institutional, convalescent hospitals, nursing home</b>					
25	Construction 0 to 5000 square feet	\$1,115.00	\$390.00	\$725.00	
26	Construction 5001 to 10000 square feet	\$1,994.00	\$698.00	\$1,296.00	
27	Construction 10001 to 15000 square ft.	\$2,531.00	\$886.00	\$1,645.00	
28	Construction 15001 to 25000 square ft.	\$3,474.00	\$1,215.00	\$2,259.00	
29	Each additional 1000 square feet	\$192.00	\$67.00	\$124.00	
<b>I-2, I-3, Institutional, hospital, restrained</b>					
30	Construction 0 to 5000 square feet	\$1,458.00	\$510.00	\$948.00	
31	Construction 5001 to 10000 square feet	\$2,423.00	\$848.00	\$1,575.00	
32	Construction 10001 to 15000 square feet	\$3,152.00	\$1,103.00	\$2,049.00	
33	Construction 15001 to 25000 square feet	\$4,182.00	\$1,463.00	\$2,718.00	
34	Each additional 1000 square feet	\$176.00	\$61.00	\$114.00	

# City of Lake Forest

## BUILDING AND SAFETY FEES

### Tenant Improvement

Fee Description		Total	Plan Check	Permit	Note
<b>I-4, R-4, Institutional, day care facilities, assisted living facilities</b>					
35	Construction 0 to 5000 square feet	\$964.00	\$337.00	\$627.00	
36	Construction 5001 to 10000 square feet	\$1,694.00	\$592.00	\$1,101.00	
37	Construction 10001 to 15000 square feet	\$2,273.00	\$795.00	\$1,478.00	
38	Construction 15001 to 25000 square	\$3,152.00	\$1,103.00	\$2,049.00	
39	Each additional 1000 square feet	\$192.00	\$67.00	\$124.00	
<b>M - Mercantile</b>					
40	Construction 0 to 5000 square feet	\$804.00	\$282.00	\$522.00	
41	Construction 5001 to 10000 square feet	\$1,179.00	\$413.00	\$766.00	
42	Construction 10001 to 15000 square feet	\$1,608.00	\$562.00	\$1,045.00	
43	Each additional 1000 square feet	\$203.00	\$71.00	\$132.00	
<b>R-3 Residential, Remodels</b>					
44	0 to 500 square feet	\$440.00	\$153.00	\$286.00	
45	501 to 1000 square feet	\$654.00	\$229.00	\$425.00	
46	1001 to 1500 square feet	\$858.00	\$300.00	\$557.00	
47	1501 to 2500 square feet	\$1,275.00	\$446.00	\$829.00	
48	Each additional 1000 square feet	\$97.00	\$34.00	\$63.00	
49	Miscellaneous Construction Permit	\$182.00	\$64.00	\$118.00	
<b>R-1, R-2 Residential, Hotels, Multi-Family</b>					
50	Construction 0 to 5000 square feet	\$986.00	\$345.00	\$641.00	
51	Construction 5001 to 10000 square feet	\$1,759.00	\$615.00	\$1,143.00	
52	Construction 10001 to 15000 square feet	\$2,337.00	\$818.00	\$1,519.00	
53	Each additional 1000 square feet	\$214.00	\$75.00	\$139.00	
<b>S-1 or S-2 - Storage, all categories</b>					
54	Construction 0 to 5000 square feet	\$632.00	\$221.00	\$411.00	
55	Construction 5001 to 10000 square feet	\$900.00	\$315.00	\$585.00	
56	Construction 10001 to 15000 square feet	\$1,072.00	\$374.00	\$697.00	
57	Construction 15001 to 25000 square feet	\$1,608.00	\$562.00	\$1,045.00	
58	Each additional 1000 square feet	\$149.00	\$52.00	\$97.00	
<b>S-2, public garages</b>					
59	Construction 0 to 5000 square feet	\$450.00	\$158.00	\$292.00	
60	Construction 5001 to 10000 square feet	\$749.00	\$262.00	\$487.00	
61	Construction 10001 to 15000 square feet	\$1,008.00	\$353.00	\$654.00	
62	Construction 15001 to 25000 square feet	\$1,522.00	\$533.00	\$989.00	
63	Each additional 1000 square feet	\$157.00	\$54.00	\$102.00	

# City of Lake Forest

## BUILDING AND SAFETY FEES

### Tenant Improvement

Fee Description	Total	Plan Check	Permit	Note
<b>U - Utility - cell sites, miscellaneous</b>				
64 Wood frame Construction 0 to 500 square feet	\$106.00	\$37.00	\$69.00	
65 Wood frame Construction 501 to 5000 square feet	\$428.00	\$149.00	\$278.00	
66 Wood frame Construction 5001 to 10000 square ft.	\$686.00	\$240.00	\$446.00	
67 Wood frame Construction 10001 to 15000 square ft.	\$900.00	\$315.00	\$585.00	
68 Wood frame Construction 15001 to 25000 square ft.	\$1,351.00	\$473.00	\$878.00	
69 Each additional 500 square feet	\$143.00	\$50.00	\$92.00	
69 Masonry Construction 0 to 5000 square feet	\$450.00	\$158.00	\$292.00	
70 Masonry Construction 5001 to 10000 square feet	\$729.00	\$255.00	\$474.00	
71 Masonry Construction 10001 to 15000 square feet	\$1,008.00	\$353.00	\$654.00	
72 Masonry Construction 15001 to 25000 square feet	\$1,501.00	\$525.00	\$976.00	
73 Each additional 1000 square feet	\$149.00	\$52.00	\$97.00	
73 Open Carport Construction 0 to 500 square feet	\$64.00	\$22.00	\$41.00	
74 Open Carport Construction 501 to 5000 square feet	\$321.00	\$112.00	\$208.00	
75 Open Carport Construction 5001 to 10000 square ft.	\$514.00	\$179.00	\$334.00	
76 Open Carport Construction 10001 to 15000 square ft.	\$707.00	\$247.00	\$459.00	
77 Open Carport Construction 15001 to 25000 square ft.	\$1,008.00	\$353.00	\$654.00	
78 Each additional 1000 square feet	\$117.00	\$41.00	\$76.00	
79 For Permits Requiring Plumbing, Electric, or Mechanical Review 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	\$58.99	\$20.65	\$38.34	
2	Self-Contained Factory-Wired Appliances	\$37.54	\$13.14	\$24.40	
3	Radiant Ceiling Heat (per room)	\$26.82	\$9.39	\$17.43	
4	Fixture first 20 each	\$2.15	\$0.75	\$1.39	
5	Each additional	\$1.06	\$0.37	\$0.69	
6	Each metal vapor fixture on same pole	\$26.82	\$9.39	\$17.43	
7	Each additional metal fixture on same pole	\$1.06	\$0.37	\$0.69	
8	Power Apparatus 1 (HP- KW, KVA)	\$26.82	\$9.39	\$17.43	
9	2 to 10 (HP< KW, KVA)	\$58.99	\$20.65	\$38.34	
10	11 to 50 (HP< KW, KVA)	\$80.45	\$28.16	\$52.29	
11	51 to 100 (HP< KW, KVA)	\$139.43	\$48.80	\$90.64	
12	Above 100 (HP< KW, KVA)	\$160.89	\$56.31	\$104.58	
13	Outlets first 20 each	\$2.15	\$0.75	\$1.39	
14	Each Additional Outlet	\$2.15	\$0.75	\$1.39	
15	Each 5 feet of multiple outlet assembly	\$21.46	\$7.51	\$13.95	
16	Each multiple appliance outlet assembly	\$26.82	\$9.39	\$17.43	
17	Signs 1 sign and 1 transformer	\$53.63	\$18.77	\$34.86	
18	Each additional signs and transformer	\$6.44	\$2.25	\$4.18	
19	Each extra transformer, flasher or time clock	\$6.44	\$2.25	\$4.18	
20	Each additional sign and transformer (same lot)	\$53.63	\$18.77	\$34.86	
21	Additional sign & transformer moved to same new location	\$26.82	\$9.39	\$17.43	
22	Altering/changing letter on existing sign	\$48.26	\$16.89	\$31.37	
23	Converting sign or decorative outlet tubing	\$48.26	\$16.89	\$31.37	
24	Lamping Holding Devices First 20, each	\$1.62	\$0.57	\$1.05	
25	More than 200	\$0.21	\$0.07	\$0.13	
26	Service and Switchboard Sections less than 600 V or A	\$58.99	\$20.65	\$38.34	
27	Less than 600 volts: 601 to 1000 amps	\$101.89	\$35.66	\$66.24	
28	Less than 600 volts: Over 1000 amps	\$117.99	\$41.30	\$76.69	
29	Over 600 volt rating (all amperages)	\$139.43	\$48.80	\$90.64	
30	Sub panel Change or Addition less than 600 V 1st Section	\$58.99	\$20.65	\$38.34	
31	Less than 600 volts: Each Additional Section	\$37.54	\$13.14	\$24.40	
32	More than 600 volts: 1st Section	\$139.43	\$48.80	\$90.64	
33	More than 600 volts: Each Additional Section	\$48.26	\$16.89	\$31.37	
34	Time Clock, Each	\$26.82	\$9.39	\$17.43	
35	Relocated Residential Building Electrical: Pre-lowering	\$58.99	\$20.65	\$38.34	
36	Building inspection, per 10 square feet	\$0.86	\$0.30	\$0.56	
37	Garage, carport, same lot per 100 square feet	\$21.46	\$7.51	\$13.95	
38	Relocated Commercial Building Pre-Lowering	\$58.99	\$20.65	\$38.34	
39	Building Inspection (hourly rate)	hourly rate	hourly rate	hourly rate	
40	Under floor Ducts, per 100 ft. or fraction thereof	\$32.18	\$11.26	\$20.92	
41	Busway, for trolley & plug-in type busway each 100 ft.	\$48.26	\$16.89	\$31.37	
42	Annual Electrical Permit	\$182.34	\$63.82	\$118.53	
43	Electrical Subpanel	\$37.54	\$13.14	\$24.40	

**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	\$58.99	\$20.65	\$38.34	
2	More than 100 KBTU	\$101.89	\$35.66	\$66.24	
3	Evaporative cooler	\$42.91	\$15.02	\$27.89	
4	Ventilating fan (each)	\$32.18	\$11.26	\$20.92	
5	Ventilating system (each)	\$48.26	\$16.89	\$31.37	
6	Hood with attached fan and ducts	\$58.99	\$20.65	\$38.34	
7	Commercial incinerator installation or relocation	\$160.89	\$56.31	\$104.58	
8	Cooling/reheating coil, electric strip heater	\$32.18	\$11.26	\$20.92	
9	Incidental gas piping	\$32.18	\$11.26	\$20.92	
10	Furnace or heater-floor mounted	\$58.99	\$20.65	\$38.34	
11	Appliance vents	\$37.54	\$13.14	\$24.40	
12	Heating, refrigeration, cooling, absorption, evaporation repair	\$48.26	\$16.89	\$31.37	
13	Air handling unit 5000 CFM or less	\$48.26	\$16.89	\$31.37	
14	More than 5000 CFM	\$80.45	\$28.16	\$52.29	
15	Boiler, compressor, absorption system 5 HP, 100KBTU	\$80.45	\$28.16	\$52.29	
16	More than 5 HP or 100 KBTU	\$139.43	\$48.80	\$90.64	
17	Air conditioning or heating pups 5 tons/HP	\$80.45	\$28.16	\$52.29	
18	Over 5 tons/HP	\$139.43	\$48.80	\$90.64	
19	Non Listed, Regulated Appliance	\$42.91	\$15.02	\$27.89	

**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	\$32.25	\$11.25	\$20.75	
2 Each additional outlet	\$21.25	\$7.25	\$13.75	
3 Each building sewer, seepage pit, septic tank, sewer cap	\$58.75	\$20.50	\$38.00	
4 Private sewer disposal system	\$101.75	\$35.50	\$66.00	
5 Vacuum breaker, backflow, fixture on tank 1-5 device	\$32.25	\$11.25	\$20.75	
6 Each additional device	\$3.00	\$1.00	\$2.00	
7 Yard water dist system, gas system, yard collector (water & gas)	\$64.25	\$22.25	\$41.75	
8 Gas regulator each	\$21.25	\$7.25	\$13.75	
9 Temporary gas service	\$80.25	\$28.00	\$52.00	
10 Temp work w/gas service residential	\$80.25	\$28.00	\$52.00	
11 Temp work w/gas service commercial	\$101.75	\$35.50	\$66.00	
12 Repipe	\$149.75			

**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	\$621.00	\$217.00	\$403.00	
2 Cost per acre over 20 acres	\$793.00	\$277.00	\$515.00	
3 Precise Grading cost per acre up to 20 acres	\$2,789.00	\$976.00	\$1,812.00	
4 Cost per acre over 20 acres	\$3,753.00	\$1,313.00	\$2,439.00	
5 Site Electrical Underground	\$149.00	\$52.00	\$97.00	
6 Site Plumbing Underground	\$149.00	\$52.00	\$97.00	
7 Site Mechanical Underground	\$149.00	\$52.00	\$97.00	
8 Site Accessibility	\$149.00	\$52.00	\$97.00	
9 Reinspection	\$214.00	\$75.00	\$139.00	

# 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		\$149.00		
2 Energy Plan Review New Residential Building Self-Contained		\$149.00		
3 Energy Plan Review New Nonresidential Building		\$203.00		
4 Energy Plan Review Residential Room Addition		\$129.00		
5 Energy Plan Review Tenant Improvement		\$171.00		
6 Energy Plan Review Electrical		\$149.00		
7 Energy Plan Review Plumbing		\$149.00		
8 Energy Plan Review Mechanical		\$149.00		
<b>Other Fees</b>				
9 Permit Issuance Fee (Applies to All Permits)	\$32.00			
10 Appeal Board Application	\$150 per hour with \$700 deposit			
11 Awning/Canopy (Supported by Building)	\$300.00	\$105.00	\$195.00	
12 Balcony/Deck - Addition/Repair (Residential)	\$450.00	\$158.00	\$292.00	
13 Carport				
a) First	\$374.00	\$131.00	\$243.00	
b) Each Additional	\$188.00	\$66.00	\$121.00	
14 Certificate of Occupancy				
a) Temporary Certificate of Occupancy (per 30 Days)	\$262.00			
b) Certificate of Occupancy	\$149.00			
15 Change of Contractor	\$112.00			
16 Commercial Miscellaneous Structures (e.g. Flagpoles, Spray Booths, Tanks, Equipment Foundations, Fountain Structures, Trash Enclosures, etc.)	\$601.00	\$210.00	\$390.00	
17 Fences				
a) Six to eight feet in height				
i) First 100 linear feet	\$337.00	\$117.00	\$220.00	
ii) Each additional 100 linear feet, or fraction thereof	\$38.00	\$13.00	\$24.00	
b) Over eight feet in height				
i) First 100 linear feet	\$675.00	\$236.00	\$439.00	
ii) Each additional 100 linear feet, or fraction thereof	\$74.00	\$25.00	\$48.00	
18 Fireplace	\$487.00	\$170.00	\$317.00	
19 Geotechnical Engineering	T&M, plus 15% admin fee	T&M, plus 15% admin fee	T&M, plus 15% admin fee	
20 Patio Covers				
a) 0 to 200 square feet	\$225.00	\$78.00	\$146.00	
b) 201 square feet and larger	\$374.00	\$131.00	\$243.00	
21 Parking Lots - Restriping / Resurfacing (per hour)	\$149.00			
22 Partition	\$300.00	\$105.00	\$195.00	

# City of Lake Forest

## BUILDING AND SAFETY FEES

### Miscellaneous Fees

Fee Description	Total	Plan Check	Permit	Note
23 Pool / Spa				
a) Swimming Pool / Spa	\$900.00	\$315.00	\$585.00	
b) Detached Spa / Water Feature	\$300.00	\$105.00	\$195.00	
c) Gunite Alteration	\$450.00	\$158.00	\$292.00	
d) Equipment Change-out Alone	\$225.00	\$78.00	\$146.00	
24 Re-Roof				
a) Without calculations				
i) Up to 2,000 square feet	\$225.00	\$78.00	\$146.00	
ii) Each additional 1,000 square feet or fraction thereof	\$74.00	\$25.00	\$48.00	
b) With calculations				
i) Up to 2,000 square feet	\$374.00	\$131.00	\$243.00	
ii) Each additional 1,000 square feet or fraction thereof	\$70.00	\$24.50	\$45.50	
25 Retaining Wall 3 to 6 feet high				
a) First 400 square feet	\$337.00	\$117.00	\$220.00	
b) Each additional 400 square feet, or fraction thereof	\$38.00	\$13.00	\$24.00	
26 Retaining wall more than 6 feet high (per 400 square feet)				
a) First 400 square feet	\$675.00	\$236.00	\$439.00	
b) Each additional 400 square feet, or fraction thereof	\$74.00	\$25.00	\$48.00	
27 Seismic Reinforcement	25% of Tenant Improvement Fees	25% of Tenant Improvement Fees	25% of Tenant Improvement Fees	
28 Signs (per sign)	\$149.00	\$52.00	\$97.00	
29 Skylights, Windows, Doors				
a) Each Residential Job	\$188.00	\$66.00	\$121.00	
b) Each Commercial Job	\$337.00	\$117.00	\$220.00	
30 Slab Only	100% of PC; 25% of Permit	100% of Applicable Fee	25% of Applicable Fee	
31 Solar				
a) Residential Systems (Expedited Process)	\$262.00	\$91.00	\$170.00	[a]
b) Residential Systems (All Others) - See note for > 15kW or 10kWth	\$450.00	\$158.00	\$292.00	[a]
c) Commercial Systems - See note for > 50kW or 30kWth	\$1,000.00	\$350.00	\$650.00	[b]
32 Storage Racks (Commercial)				
a) First 100 linear feet	\$450.00	\$158.00	\$292.00	
b) Each additional 100 linear feet	\$24.00	\$8.00	\$16.00	
33 Stucco Application				
a) First 500 square feet	\$300.00	\$105.00	\$195.00	
b) Each additional 500 square feet	\$38.00	\$13.00	\$24.00	
34 Temporary Trailer	\$149.00			
35 Water Heater Change-Out	\$85.00	\$29.00	\$55.00	

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

Fee Description	Total	Plan Check	Permit	Note
36 Other Fees and Charges				
a) Miscellaneous Plan Check (per hour)	\$149.00			
b) Miscellaneous Inspection (per hour)	\$149.00			
c) Re-Inspection, Missed Inspection (each)	\$149.00			[c]
d) Phased Inspection (each)	\$75.00			[d]
e) After Hours Inspection (per hour; 4-hour minimum)	\$188.00			
f) Preliminary Plan Review (per hour)	\$149.00			
g) Excess Plan Review (per hour)	\$149.00			[e]
h) Plan Check Revisions (per hour)	\$149.00			
37 Credit Card Transaction Fee	3% - Direct pass-through to vendor			
38 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 amounts require

[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).