



Fire and Life Safety Plan Review Fee Schedule Update

First Reading

Background

- The fire and life safety plan review fee schedule was presented in July of 2023 with a fee increase. The first since 2020.
- Douglas County updated Title 20 of the Douglas County Code, which included the Fire and Wildland Urban Interface Code Regulations adopted by both East Fork Fire and Tahoe Douglas Fire
- The update to Title 20 included the adoption of an updated fee schedule based on the International Code Council Building Valuation Data Table

Discussion Items

- Update to the process of determining the valuation and subsequent fees for a project
- Update to the fire and life safety fee schedule to include a fire suppression and fire alarm system fee schedule
- Reduction in the fee for residential/WUI plan review

International Code Council Building Valuation Data Table (BVD)

- The International Code Council publishes all of the model codes adopted by building and fire agencies such as the International Building Code and the International Fire Code.
- The BVD Table provides the average construction costs per square foot which can be used to determine permit fees for a jurisdiction.
- The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year.
- The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

BVD Continued

- The Douglas County Building Department has adopted the BVD for use in calculating the valuation of projects to determine plan review and permit fees.
- To continue to provide consistency within the County, East Fork Fire is proposing to use the BVD to calculate the valuation of projects to determine our fire and life safety plan review fee.
- The data used to determine the valuation is based on average construction costs per square foot and a permit fee multiplier.

Permit Fee Multiplier

- The permit fee multiplier is determined based on historical records of the total construction value for the previous year. The permit fee multiplier for Douglas County is supplied by the Douglas County Assessor.

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(Updated 04/02/2024)

Building Valuation Area Multipliers

Recalculated on annual basis supplied by Douglas County Assessor's Office

| Category | Description | Location | Multiplier |
|----------|-----------------------|----------|------------|
| | Valley Commercial | | 1.06 |
| | Lake Tahoe Commercial | | 1.20 |

Fee Determination

- Once the valuation is calculated, it is applied to our adopted fee schedule to determine the fire and life safety review fee.
- By utilizing the BVD, we will be removing the inconsistency that we continue to see with project valuation
- We will also be establishing consistency with the Building Department process for determining the valuation for projects.

Authority

- East Fork Fire Protection District Regulations:
- Section 106 Fees.
- A fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority. The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the fire code official, the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the fire code official. Final permit valuation shall be set by the fire code official.

Fire Suppression and Fire Alarm System Fee Schedule

- East Fork Fire is proposing to adopt a new fee schedule for fire suppression and alarm systems.
- This schedule is used in other jurisdictions in the region. There is a flat fee for the system and an additional fee per fire alarm device or sprinkler head.
- By basing the fees on a flat rate and the number of fire alarm system devices or sprinkler heads that are installed, it factors in the complexity of the systems for plan review and inspection. The more fire alarm devices or fire sprinkler heads that are associated with the system, the more complex and time consuming the project.
- This schedule would result in a more objective calculation of fees instead of using the valuation for the project.

Residential Plan Review Fee Reduction

- The current fire and life safety fee schedule does have one change. East Fork Fire is proposing to reduce the fee for residential/WUI plan review.
- Due to the adoption of Chapter 5 of the Wildland Urban Interface Code into the Regulations, the original fee was based on the time required for plan review and the subsequent inspections for the project.
- The signing of the Memorandum of Understanding with the Douglas County Building Department resulted in reduced field inspections performed by East Fork Fire; therefore, we feel the reduction of the fee from \$1,200.00 to \$400.00 is equitable and appropriate based on community concern.

Summary

- This is a change to establish one consistent objective process for determining project valuation within Douglas County
- This reduces the fee specific to the residential/WUI plan review and inspection from \$1,200.00 to \$400.00.
- This **does not** include a change or increase in the existing fee schedule for fire and life safety plan review.



Questions?