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DEPARTMENT OF
FIRE

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SUITE 401
SACRAMENTO, CA
95814-2979

916-449-5266

GARY COSTAMAGNA
FIRE CHIEF

April 26, 1991

Budget and Finance/Transportation and Community Development
Committee
Sacramento, California

Honorable Members in Session

SUBJECT: FIRE INSPECTION FEES

SUMMARY

The Fire Department has completed a review of its inspection service delivery capabilities in the development of commercial construction. This report includes fee recommendations necessary to achieve full cost recovery for life safety inspection services. Fee assessment and collection would be in coordination with the Planning and Development Department's building fees program.

BACKGROUND

Currently, fire inspections for life safety systems are being provided at a "no-cost" recovery. The development of Arden Fair Mall and the Renaissance Tower resulted in significant time and money savings for the developers. Fire Prevention Officers (F.P.O.'s), dedicated to the projects, were able to provide the required fire code adherences before and during construction. The result of F.P.O.'s working with developers were efficient life safety systems installed according to fire code. In the case of the Renaissance Tower, a multi-story, required significant amount of time over the duration of construction. The proposed inspection fees provide a cost recovery for services provided in low/mid rise and high-rise projects (Exhibit A).

Based on a survey conducted in Cities with comparable fire departments, the Renaissance Tower is utilized to demonstrate inspection fee comparisons (Exhibits B-1 and B-2).

FINANCIAL DATA

Due to the present day's uncertainty of the construction industry in the City of Sacramento, revenue projections exhibit conservative forecasting. With the proposed inspection fees, close to \$18,000 is projected in revenues that can be generated from low/mid rise constructions (up to 75 feet in height). Significant increased revenues, not included in the current projections, would be generated from high rise constructions (over 75 feet in height).

As a conservative estimate for forecasting new construction in the next two years, total square footage is costed out in 1991-92 at 50% of the previous year's development. For 1992-93, projected revenues represent an 11.5% increase, consistent with Planning and Development's valuations. (Exhibit C).

Inspection fees rates are based on: (1) Hourly rate for a Fire Prevention Officer's salary and benefits (Exhibit D); (2) Time and cost per building for required tests and inspections (Exhibit E); (3) Cost per floor for required tests and estimated time. (Exhibit F).

The Renaissance Tower is used to demonstrate expected revenues that can be generated for cost recovery in a high rise construction project (Exhibit G).

The projected level of revenues, without high rise construction, are based on new commercial construction developments, permitted by the Planning and Development Department between April 17, 1990 and April 5, 1991. Square footage is provided for the individual listings, categorized into three groups:

Code C: Other Commercial (Exhibit H)
Code CA: Apartments (Exhibit I)
Code CH: Hotels (Exhibit J).

POLICY CONSIDERATIONS

The fee proposal continues the policy adopted by the City Council of achieving full cost recovery for development related services.

MBE/WBE CONSIDERATIONS

Every effort will be made to comply with MBE/WBE goals.

RECOMMENDATION

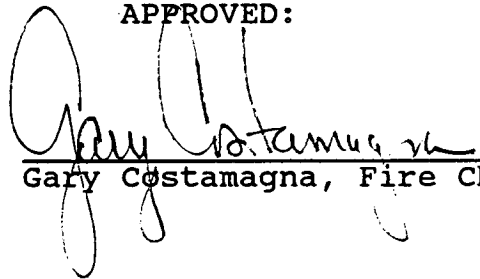
It is recommended that the Budget and Finance/Transportation and Community Development Committee receive testimony on the fee proposal and recommend adoption of the attached resolution to amend the fee and charge report for the Fire Department.

RECOMMENDATION APPROVED:



Jack R. Crist

APPROVED:



Gary Costamagna, Fire Chief

Contact Person to Answer Questions:

Jack Shepler
Fire Marshal, or
(449-5480)

Charlotte Broussard
Administrative Analyst II
(449-2094)

May 14, 1991
All Districts

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AMENDING THE CITY OF SACRAMENTO FEE AND CHARGE REPORT TO ESTABLISH FEES FOR FIRE DEPARTMENT SERVICES

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO
THAT:

1. The City of Sacramento Fee and Charge Report is hereby amended to include the new fees identified in Exhibits A through J.
2. Based on the information presented to it and upon all information in the public record, and in compliance with Public Resources Code Section 21080 (b) (8), the City Council finds:
 - a) The new fees are for the purpose of meeting operating expenses, including employee wage rates and fringe benefits;
 - b) The new fees are for the purpose of establishing cost recovery for services rendered in the inspections of life safety systems of commercial constructions.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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CITY OF SACRAMENTO

PROPOSED

COMMERCIAL CONSTRUCTION

FIRE INSPECTION FEE FOR LIFE SAFETY SYSTEMS

**SACRAMENTO FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

FIRE DEPARTMENT:

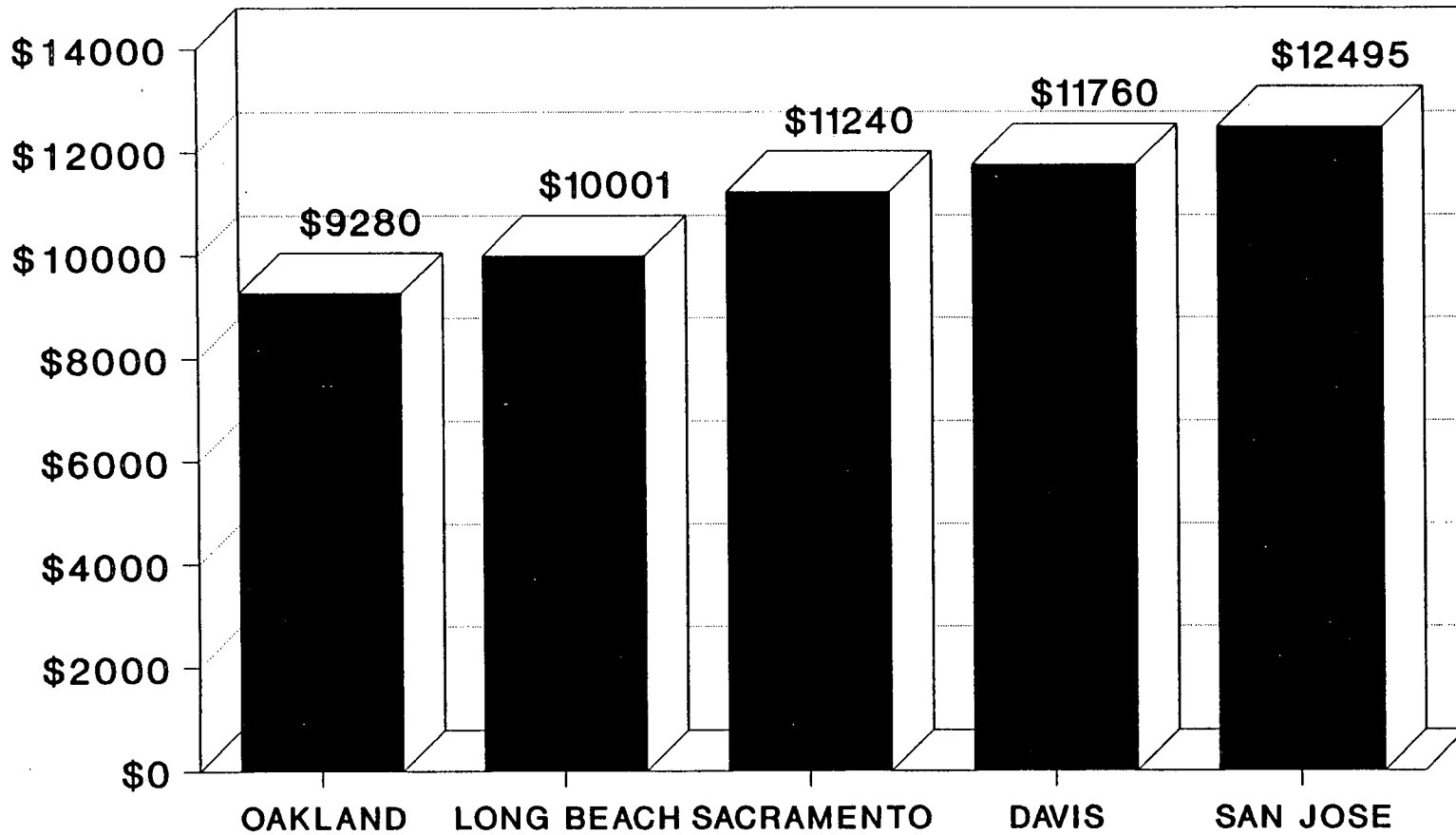
Proposed Life Safety Systems Inspection Fees

<u>Type Inspection</u>	<u>Fee</u>
B-2	.019 per square foot 75 feet and above
R-1	.019 per square foot 75 feet and above plus: \$2.00 per room
All other Commercial	.018 per square foot
Malls	.019 per square foot

DEFINITIONS: Uniform Fire Code, 1988 Edition

- B-2 Drinking and dining establishments having an occupant load of less than 50, wholesale and retail stores, office buildings, printing plants, municipal police and fire stations, factories and workshops using material not highly flammable or combustible, storage and sales rooms for combustible goods, paint stores without bulk handling.
Buildings or portions of buildings having rooms used for educational purposes, beyond the 12th grade, with less than 50 occupants in any room.
- R-1 Hotels and apartment houses
Convents and monasteries (each accommodating more than 10 persons)

SACRAMENTO FIRE DEPARTMENT INSPECTION FEE COMPARISON



Based on Renaissance Tower
581,000 sq ft, 28 floors
147 hrs inspection time

FIRE INSPECTION FEE SURVEY

SURVEY CITIES:

	SACRAMENTO CITY	LONG BEACH	OAKLAND	DAVIS	SAN JOSE
<u>DATA COMPARISONS:</u>					
Base Rate	Sq.Ft.	Sq.Ft.	\$34/Hr.	\$80/Hr.	\$85/Hr.
Cost Recovery	100% (P)	NR	100% (P)	100%	100%
Effective Date	PROPOSED	NR	07/01/90	01/01/90	07/01/90
Conception Date	PROPOSED	NR	10+ yrs.	01/01/90	20+ yrs.
Responsible Department	Planning & Develop.	NR	Inspection Services	Community Develop.	Neighborhood Preservation Services
Included w/Bldg. Permit	YES (P)	NR	YES	YES	YES
Personnel	Uniform Fire Prevention Officer	NR	Uniform Fire Inspector	Uniform Personnel	Uniform Fire Inspector
Use of Fees	General Fund F.D. Acct	NR	General Fund	General Fund F.D. Acct	General Fund

NOTE: NR = No Response (P) = Pending/Proposed

Other city fire departments surveyed with no comparable date include: Folsom, Fresno, Roseville, and Sacramento County. Long Beach fees calculated from fee schedule package.

SACRAMENTO FIRE DEPARTMENT
FIRE PREVENTION DIVISION
April 16, 1991

EXHIBIT C

PROPOSED COMMERCIAL CONSTRUCTION FIRE INSPECTION FEE

PROJECTED REVENUES

CODE	TYPE	SQ. FOOTAGE	1991-92	1992-93
C	Other Commercial	1,558,993	\$28,062	\$31,289
CA	Apartments	410,133	7,382	8,231
CH	Hotels	12,290	221	246
	TOTALS	1,981,416	\$35,665	\$39,766
	50% PROJECTION	990,708	\$17,833*	\$19,883*

*NOTES: 1991-92 based on \$0.018 @sq.ft.
1992-93 based on 11.5% increase, or \$0.020 @sq.ft.

NEW HIGHRISE CONSTRUCTION NOT INCLUDED IN THESE PROJECTIONS

SACRAMENTO FIRE DEPARTMENT
 FIRE PREVENTION DIVISION

EXHIBIT D

FIRE PREVENTION OFFICERS-SALARY CALCULATIONS
 91-92

Budget Form 2 1/91 Benefits updated 2/28/91

SALARY \$273,111.08 8 FTE = \$34,139

BENEFITS:

FICA \$ 7,897.26
 INS. CONTRIBUTION 40,032.00
 WORKERS COMP. 23,023.24
 UNEMP INSURANCE 819.31
 UNFUNDED LIABILITIES 742.98
 RETIREMENT/P.E.R.S 35,176.11
 PERS EMPLOYER CONTRIBUTION 16,386.67

\$124,077.57 8 FTE = \$15,510

\$34,139 2080 HRS = 16.41
 \$15,510 2080 HRS = 7.46

DIRECT SALARY: 16.41
 Recovery for SL/VAC
 Holiday comp x.187 3.07
 19.48

RECOVERY FOR INDIRECT COSTS:
 Indirect rate 198.19
 x 16.41 32.52

RECOVERY FOR FRINGE BENEFITS 7.46

\$59.46

SACRAMENTO FIRE DEPARTMENT
FIRE PREVENTION DIVISION

EXHIBIT E

Time/Cost For Building

<u>Test/Inspection</u>	<u>Time</u>	
	<u>Hrs.</u>	<u>Min.</u>
Heliport / Alternative	1	
SMUD Vault		30
Fire Pump	4	
Fuel Storage & Pipes	2	30
Underground Hydro & Flush	1	30
Stair Fans		30
TOTAL TIME PER BUILDING	10 hrs.	
TOTAL COST PER BUILDING		\$600.00

SACRAMENTO FIRE DEPARTMENT
FIRE PREVENTION DIVISION

EXHIBIT F

Cost Per Floor

<u>Test</u>	<u>Time</u>	
	<u>Hrs.</u>	<u>Min.</u>
Pull Stations - Manual - Supervision		30
Water Flow - Tamper		30
Smoke Detection - Supervision		30
Duct Detection		30
Alarm Speakers & Strobes		20
Dampers - Supply & Return		40
Smoke Test		60
Fire Phones		30
Elevator Recall		20
TOTAL TIME PER FLOOR	4	50
Cost at \$60.00 per hour		\$290.00
Plus: 45 minutes required per floor additional for inspection of all systems under emergency power		<u>45.00</u>
		\$335.00
Plus: 45 minutes required per floor for Tenant Improvements		<u>45.00</u>
TOTAL COST PER FLOOR		\$380.00

HIGH RISE INSPECTION COSTS

EXAMPLE: RENAISSANCE TOWER

<u>Per Floor</u>	\$380.00
	Plus:
<u>Per Building</u>	\$600.00

Fees are based on average time spent on inspections.
(i.e. Renaissance Tower - 28 floors - 581,000 sq feet)

\$	380.00	Cost per Floor
	<u>28</u>	(multiply by number of floors)
	10,640.00	
	<u>600.00</u>	Cost per Building
	\$11,240.00	
	581,000	(divide by total sq feet)
\$.019	per square foot

SACRAMENTO FIRE DEPARTMENT
 FIRE PREVENTION DIVISION

EXHIBIT H

NEW COMMERCIAL CONSTRUCTION: APRIL 17, 1990 TO APRIL 5, 1991
 TYPE: OTHER COMMERCIAL (Code: C)

DATE	BLDG PERMIT	ADDRESS	SQ. FT.
04/17/90	V3007	8341 Folsom Bl	3000
04/20/90	V3113	1788 Tribute Rd	41448
05/01/90	V3576	8120 Timberlake Wy	54663
05/01/90	V3582	6500 Mack Rd	5782
05/02/90	V3659	5215 Folsom Bl	2250
05/18/90	V4217	6051 South Watt Av	49600
05/23/90	V4377	1689 Arden Wy	1117
06/04/90	V4694	7810 Stockton Bl	10421
06/06/90	V4813	8608 Fruitridge Rd	16865
06/08/90	V4926	1751 Bell Av	32747
06/08/90	V4927	1701 Bell Av	3750
06/11/90	V4996	7467 Rush River Dr	3810
07/03/90	V5752	2228 Royale Rd	198
07/11/90	V5943	4701 Marysville Bl	736
07/12/90	V6012	2705 5 St	33497
07/12/90	V6013	2703 5 St	39688
07/12/90	V6014	2701 5 St	71000
07/18/90	V6152	4195 Norwood Av	2527
08/01/90	V6683	8500 Younger Creek Rd	8000
08/03/90	V6803	20 Blue Sky Ct	24500
08/03/90	V6804	22 Blue Sky Ct	36000
08/03/90	V6805	24 Blue Sky Ct	16000
08/13/90	V7155	2150 Harvard St	155315
08/13/90	V7157	2527 J St	3372
08/14/90	V7167	3300 Business Dr	25000
08/14/90	V7199	1320 Vinci Av	12750
08/16/90	V7258	8349 Folsom Bl	3309
08/20/90	V7347	8570 23 Av	10000
08/21/90	V7402	1550 Vinci St	21100
08/22/90	V7469	1740 Creekside Oaks Dr	57457
08/24/90	V7584	3250 Y St	0
08/30/90	V7752	1635 Main Av	127512
08/30/90	V7753	1627 Main Av	71788
09/04/90	V7853	301 Bicentennial Cr	94189
09/04/90	V7878	8395 Folsom Bl	3516
09/06/90	V7970	1932 Auburn Bl	3450
09/19/90	V8413	1070 Lake Front Dr	2600
09/20/90	V8463	2190 Harvard St	95794
10/02/90	V8775	7375 Greenhaven Dr	4698
10/03/90	V8800	1901 30 St	27264
10/05/90	V8901	7575 Rush River Dr	5565
10/19/90	V9387	5401 Warehouse Wy	20440
10/19/90	V9388	5451 Warehouse Wy	16700

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SACRAMENTO FIRE DEPARTMENT
FIRE PREVENTION DIVISION,

EXHIBIT H
-continued-

NEW COMMERCIAL CONSTRUCTION: APRIL 17, 1990 TO APRIL 5, 1991
TYPE: OTHER COMMERCIAL (Code: C)

BLDG	PERMIT	ADDRESS	SQ. FT.
	V9546	565 Display Wy	25000
	V10134	7901 Freeport Bl	1260
	V10278	3965 12 Av	4485
	V10325	6401 Florin Perkins Rd	0
	V10328	8432 Rovana Cr	0
	V10401	1730 L St	12370
	V10414	5625 Freeport Bl	12600
	V10581	8353 Folsom Bl	6840
	V10742	1301 Broadway	6400
	V10743	315 12 St	7000
	V10857	51 Main Av	40663
	V10975	3900 Talent St	2500
	V11027	5101 Raley Bl	30000
	V11030	482 Howe Av	1300
	V11031	482 Howe Av	0
	V11322	6540 Stockton Bl	13896
	V11405	2005 Marconi Av	2795
	V11439	1599 West El Camino Av	1000
	V11440	1595 West El Camino Av	3820
	V11441	1591 West El Camino Av	936
	A27	8890 Fruitridge Rd	1856
	A103	8464 Specialty Cr	6408
	A114	2701 Academy Wy	50400
	A146	8386 Rovana Cr	9600
	A147	8384 Rovana Cr	9600
	A148	8368 Rovana Cr	6000
	A149	8366 Rovana Cr	6000
	A155	3581 23 St	336
	A156	3230 J St	336
	A489	3930 Land Park Dr	2428
	A841	3961 Bell Cr	7680
	A1581	7778 La Mancha Wy	5200
	A1604	8590 Younger Creek Dr	8700
	A1605	8580 Younger Creek Dr	14760
	A1713	5071 24 St	0
	A1744	8361 Rovana Cr	30400
	A2140	6490 Mack Rd	0
	A2204	7788 Freeport Bl	0
	A2321	5870 88 St	0
	A2477	4104 Martin Luther King Bl	7006
	A2554	5294 83 St	0
	A2740	198 Creekside Cr	0
TOTAL "C" SQUARE FOOTAGE: 1558993			

EXHIBIT I

NEW COMMERCIAL CONSTRUCTION: APRIL 17, 1990 TO APRIL 5, 1991
TYPE: APARTMENT (Code: CA)

SACRAMENTO FIRE DEPARTMENT
FIRE PREVENTION DIVISION

BLDG	PERMIT	ADDRESS	SQ. FT.
06/28/90	V5609	345 Bell Av	7160
06/28/90	V5610	363 Bell Av	7160
06/28/90	V5611	381 Bell Av	7160
06/28/90	V5612	383 Bell Av	7160
06/28/90	V5613	389 Bell Av	7160
06/28/90	V5614	387 Bell Av	7160
06/28/90	V5615	385 Bell Av	1042
06/28/90	V5616	339 Bell Av	7160
07/03/90	V5750	2240 Royale Rd	7360
09/19/90	V8414	8010 Rush River Dr	11870
09/19/90	V8415	8000 Rush River Dr	16639
09/19/90	V8416	8030 Rush River Dr	21209
09/19/90	V8417	8020 Rush River Dr	188848
09/19/90	V8418	2000 Lake Front Dr	11978
09/19/90	V8419	1090 Lake Front Dr	21209
09/19/90	V8420	1080 Lake Front Dr	20382
09/19/90	V8421	1060 Lake Front Dr	20382
09/19/90	V8422	1050 Lake Front Dr	11870
01/24/91	A659	2528 Coniè Dr	4625
01/24/91	A658	2532 Coniè Dr	4625
01/24/91	A656	2538 Coniè Dr	3700
01/25/91	A720	3301 Redding Av	13474
04/04/91	A2681	3300 Northgate Bl	800

TOTAL "CA" SQUARE FOOTAGE

410133

SACRAMENTO FIRE DEPARTMENT
FIRE PREVENTION DIVISION

EXHIBIT J

NEW COMMERCIAL CONSTRUCTION: APRIL 17, 1990 TO APRIL 5, 1991
TYPE: HOTEL (Code: CH)

DATE	BLDG PERMIT	ADDRESS	SQ. FT.
04/17/90	V2968	1220 North A St	0
11/02/90	V9903	6620 Stockton Bl	3440
11/02/90	V9904	6610 Stockton Bl	8850
TOTAL "CH" SQUARE FOOTAGE			12290