



5

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

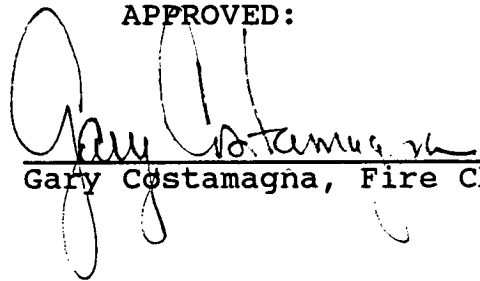
It is recommended that the Budget and Finance/Transportation and Community Development Committee receive testimony on the fee proposal and recommend adoption of the attached resolution to amend the fee and charge report for the Fire Department.

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)

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: _____



CITY OF SACRAMENTO

PROPOSED

COMMERCIAL CONSTRUCTION

FIRE INSPECTION FEE FOR LIFE SAFETY SYSTEMS

**SACRAMENTO FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

FIRE DEPARTMENT:

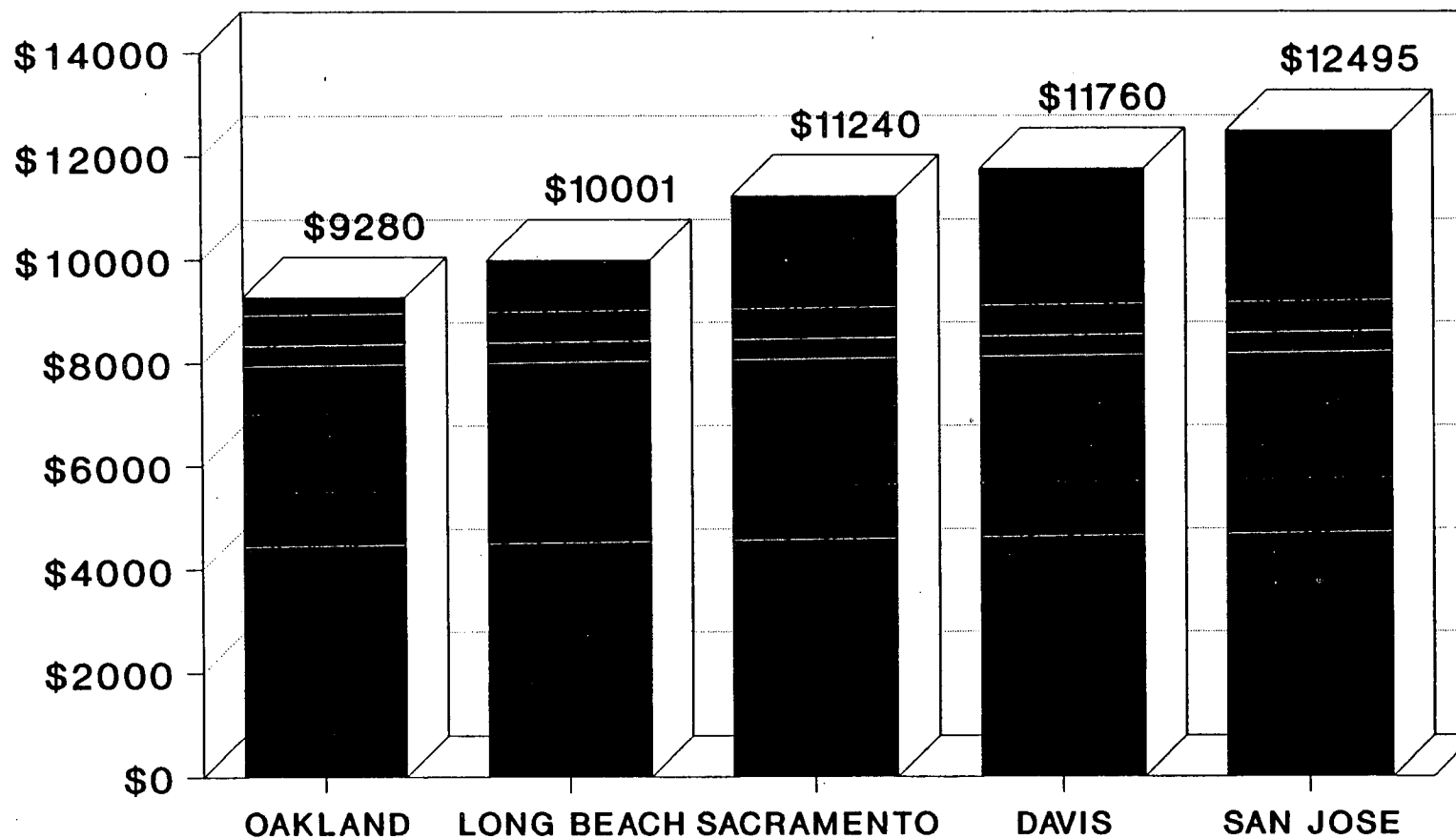
Proposed Life Safety Systems Inspection Fees

| <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 | <u>16,386.67</u> |

\$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 | <u>3.07</u> |
| | 19.48 |

| | |
|-------------------------------------|-------|
| RECOVERY FOR INDIRECT COSTS: | |
| Indirect rate 198.19 | |
| x 16.41 | 32.52 |

| | |
|-------------------------------------|-------------|
| RECOVERY FOR FRINGE BENEFITS | <u>7.46</u> |
|-------------------------------------|-------------|

\$59.46

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

Per Floor \$380.00

Plus:

Per Building \$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
 28 (multiply by number of floors)
10,640.00
 600.00 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 S St | 33497 |
| 07/12/90 | V6013 | 2703 S St | 39688 |
| 07/12/90 | V6014 | 2701 S 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 Vincj Av | 12750 |
| 08/16/90 | V7258 | 8349 Folsom Bl | 3309 |
| 08/20/90 | V7347 | 8570 23 Av | 10000 |
| 08/21/90 | V7402 | 1550 Vincj 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)

| DATE | BLDG PERMIT | ADDRESS | SQ. FT. |
|----------|-------------|----------------------------|---------|
| 10/24/90 | V9546 | 565 Display WY | 25000 |
| 11/09/90 | V10134 | 7901 Freeport BI | 1260 |
| 11/15/90 | V10278 | 3965 12 AV | 4485 |
| 11/16/90 | V10325 | 6401 Florin Perkins Rd | 0 |
| 11/16/90 | V10328 | 8432 Rovana CR | 0 |
| 11/20/90 | V10401 | 1730 L St | 12370 |
| 11/20/90 | V10414 | 5625 Freeport BI | 12600 |
| 11/27/90 | V10581 | 8353 Folsom BI | 6840 |
| 12/03/90 | V10742 | 1301 Broadway | 6400 |
| 12/03/90 | V10743 | 315 12 St | 7000 |
| 12/06/90 | V10857 | 51 Main AV | 40663 |
| 12/11/90 | V10975 | 3900 Talent St | 2500 |
| 12/12/90 | V11027 | 5101 Raley BI | 30000 |
| 12/12/90 | V11030 | 482 Howe AV | 1300 |
| 12/12/90 | V11031 | 482 Howe AV | 0 |
| 12/20/90 | V11322 | 6540 Stockton BI | 13896 |
| 12/27/90 | V11405 | 2005 Marconi AV | 2795 |
| 12/28/90 | V11439 | 1599 West El Camino AV | 1000 |
| 12/28/90 | V11440 | 1595 West El Camino AV | 3820 |
| 12/28/90 | V11441 | 1591 West El Camino AV | 936 |
| 01/02/91 | A27 | 8890 Fruitridge Rd | 1856 |
| 01/07/91 | A103 | 8464 Specialty CR | 6408 |
| 01/07/91 | A114 | 2701 Academy WY | 50400 |
| 01/08/91 | A146 | 8386 Rovana CR | 9600 |
| 01/08/91 | A147 | 8384 Rovana CR | 9600 |
| 01/08/91 | A148 | 8368 Rovana CR | 6000 |
| 01/08/91 | A149 | 8366 Rovana CR | 6000 |
| 01/08/91 | A155 | 3581 23 St | 336 |
| 01/08/91 | A156 | 3230 J St | 336 |
| 01/18/91 | A489 | 3930 Land Park DR | 2428 |
| 01/30/91 | A841 | 3961 Pell CR | 7680 |
| 02/26/91 | A1581 | 7778 La Mancha WY | 5200 |
| 02/27/91 | A1604 | 8590 Younger Creek DR | 8700 |
| 02/27/91 | A1605 | 8580 Younger Creek DR | 14760 |
| 03/01/91 | A1713 | 5071 24 St | 0 |
| 03/04/91 | A1744 | 8361 Rovana CR | 30400 |
| 03/18/91 | A2140 | 6490 Mack Rd | 0 |
| 03/19/91 | A2204 | 7788 Freeport BI | 0 |
| 03/22/91 | A2321 | 5870 88 St | 0 |
| 03/28/91 | A2477 | 4104 Martin Luther King BI | 7006 |
| 04/01/91 | A2554 | 5294 83 St | 0 |
| 04/05/91 | A2740 | 198 Creekside CR | 0 |

TOTAL "C" SQUARE FOOTAGE: 1558993

91

EXHIBIT I

SACRAMENTO FIRE DEPARTMENT
FIRE PREVENTION DIVISION

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

BLDG PERMIT ADDRESS SQ. FT.

| DATE | 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 Connie Dr | 4625 |
| 01/24/91 | A658 | 2532 Connie Dr | 4625 |
| 01/24/91 | A656 | 2538 Connie 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 |