



**Community Development Department  
 Building Division - Residential New Construction Plan Check  
 Effective Date - November 1, 2025**

IBC/ICC Class	IBC/ICC Occupancy Type	Project Size Threshold	Construction Types: I A, I B		Construction Types: II A, III A, V A		Construction Types: II B, III B, IV, V B	
			Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
			R-3	Dwelling Conversion	100	\$ 267	\$ 5.24	\$ 224
-	Storage/Workshop to Living	200	\$ 335	\$ 67.46	\$ 278	\$ 55.62	\$ 222	\$ 45.38
-	or Carport/Garage to Living	500	\$ 536	\$ 7.01	\$ 446	\$ 44.59	\$ 359	\$ 35.69
-	or Carport to Garage	1,000	\$ 802	\$ 7.01	\$ 670	\$ 22.29	\$ 537	\$ 17.84
-	or ADU's (R-3)	2,500	\$ 1,204	\$ 7.01	\$ 1,004	\$ 13.41	\$ 804	\$ 10.75
-	or ADU's (R-2 to R-3)	5,000	\$ 1,606	\$ 8.76	\$ 1,338	\$ 8.92	\$ 1,076	\$ 7.15
		10,000	\$ 2,142	\$ 10.50	\$ 1,784	\$ 17.84	\$ 1,428	\$ 14.29
R-3	Dwellings - Custom	500	\$ 1,668	\$ 67.00	\$ 1,387	\$ 55.86	\$ 1,113	\$ 44.51
-	-	1,000	\$ 2,003	\$ 10.50	\$ 1,667	\$ 55.81	\$ 1,335	\$ 44.60
-	-	2,000	\$ 2,672	\$ 68.58	\$ 2,227	\$ 57.16	\$ 1,778	\$ 45.73
-	-	3,000	\$ 3,353	\$ 76.57	\$ 2,799	\$ 63.80	\$ 2,236	\$ 51.01
-	-	4,500	\$ 4,504	\$ 80.29	\$ 3,757	\$ 66.89	\$ 3,005	\$ 53.52
-	-	7,500	\$ 6,915	\$ 82.63	\$ 5,759	\$ 68.86	\$ 4,609	\$ 55.09
		10,000	\$ 8,979	\$ 24.82	\$ 7,481	\$ 71.52	\$ 5,986	\$ 63.49
R-3	Dwellings - Model	1,000	\$ 1,782	\$ 26.13	\$ 1,484	\$ 9.78	\$ 1,191	\$ 7.85
-	-	2,000	\$ 1,901	\$ 33.97	\$ 1,585	\$ 32.04	\$ 1,269	\$ 25.66
-	-	3,000	\$ 2,287	\$ 41.77	\$ 1,905	\$ 9.31	\$ 1,524	\$ 7.47
-	-	4,500	\$ 2,454	\$ 52.23	\$ 2,045	\$ 13.92	\$ 1,634	\$ 11.15
-	-	7,500	\$ 2,954	\$ 16.03	\$ 2,464	\$ 13.37	\$ 1,969	\$ 10.71
		10,000	\$ 3,353	\$ 33.53	\$ 2,797	\$ 27.97	\$ 2,236	\$ 22.37
R-3	Dwellings - Tract - Production	1,000	\$ 1,683	\$ 31.79	\$ 1,403	\$ 26.50	\$ 1,122	\$ 21.18
-	-	2,000	\$ 2,003	\$ 21.77	\$ 1,667	\$ 18.14	\$ 1,335	\$ 14.51
-	-	3,000	\$ 2,219	\$ 8.95	\$ 1,850	\$ 7.47	\$ 1,479	\$ 5.98
-	-	4,500	\$ 2,355	\$ 8.88	\$ 1,957	\$ 7.40	\$ 1,572	\$ 5.93
-	-	7,500	\$ 2,620	\$ 15.46	\$ 2,186	\$ 12.92	\$ 1,750	\$ 10.32
		10,000	\$ 3,009	\$ 30.09	\$ 2,506	\$ 25.06	\$ 2,004	\$ 20.05
S-1	Storage	100	\$ 643	\$ 89.35	\$ 555	\$ 56.49	\$ 446	\$ 45.40
-	-	200	\$ 732	\$ 135.56	\$ 611	\$ 110.92	\$ 491	\$ 88.59
-	-	400	\$ 1,003	\$ 40.05	\$ 833	\$ 33.89	\$ 668	\$ 26.58
-	-	800	\$ 1,164	\$ 10.87	\$ 968	\$ 9.16	\$ 777	\$ 7.38
-	-	2,000	\$ 1,294	\$ 10.42	\$ 1,078	\$ 8.88	\$ 863	\$ 7.03
		4,000	\$ 1,503	\$ 31.68	\$ 1,256	\$ 31.34	\$ 1,006	\$ 25.07
R-3	Storage to Living	100	\$ 267	\$ 5.24	\$ 224	\$ 55.81	\$ 177	\$ 44.60
-	or Carport to Garage	200	\$ 335	\$ 67.46	\$ 278	\$ 55.62	\$ 222	\$ 45.38
-	or Garage to Living	500	\$ 536	\$ 7.01	\$ 446	\$ 44.59	\$ 359	\$ 35.69
-	-	1,000	\$ 802	\$ 7.01	\$ 670	\$ 22.29	\$ 537	\$ 17.84
-	-	2,500	\$ 1,204	\$ 7.01	\$ 1,004	\$ 13.41	\$ 804	\$ 10.75
-	-	5,000	\$ 1,606	\$ 8.76	\$ 1,338	\$ 8.92	\$ 1,075	\$ 7.15
		10,000	\$ 2,142	\$ 10.50	\$ 1,784	\$ 17.84	\$ 1,428	\$ 14.29



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			Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
			U	Garage (Utility & Miscellaneous)	100	\$ 645	\$ 109.89	\$ 538
-	-	200	\$ 755	\$ 138.65	\$ 626	\$ 117.59	\$ 503	\$ 91.92
-	-	400	\$ 1,032	\$ 41.08	\$ 862	\$ 33.12	\$ 688	\$ 28.23
-	-	800	\$ 1,196	\$ 11.04	\$ 994	\$ 9.59	\$ 799	\$ 7.29
-	-	2,000	\$ 1,329	\$ 10.94	\$ 1,109	\$ 9.35	\$ 888	\$ 7.31
		4,000	\$ 1,548	\$ 38.77	\$ 1,296	\$ 32.30	\$ 1,034	\$ 25.80
U	Carport	100	\$ 693	\$ 253.67	\$ 579	\$ 211.56	\$ 464	\$ 169.43
-	-	200	\$ 947	\$ 76.51	\$ 791	\$ 62.65	\$ 631	\$ 49.28
-	-	400	\$ 1,100	\$ 20.03	\$ 916	\$ 16.69	\$ 732	\$ 6.64
-	-	800	\$ 1,180	\$ 21.57	\$ 983	\$ 18.49	\$ 757	\$ 28.23
-	-	1,000	\$ 1,223	\$ 20.03	\$ 1,020	\$ 16.84	\$ 815	\$ 13.40
-	-	2,000	\$ 1,423	\$ 71.17	\$ 1,188	\$ 59.41	\$ 948	\$ 47.40