

Standard Professional Services Agreement (“PSA”)

Revision G – October 2021

AGREEMENT FOR PROFESSIONAL SERVICES

This agreement ("Agreement"), dated as of March 5, 2024 (“Effective Date”) is by and between the County of Sonoma, a political subdivision of the State of California (hereinafter "County"), and Interwest Consulting Group, Inc. (hereinafter "Consultant").

R E C I T A L S

WHEREAS, Consultant represents that it is a duly qualified and licensed consulting firm, experienced in the preparation of building and safety, planning, engineering, and related services; and

WHEREAS, in the judgment of the Board of Supervisors, it is necessary and desirable to employ the services of Consultant for building plan check review services.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the parties hereto agree as follows:

A G R E E M E N T

1. Scope of Services.

1.1 Consultant's Specified Services.

Consultant shall perform the services described in Exhibit “A,” attached hereto and incorporated herein by this reference (hereinafter "Scope of Work"), and within the times or by the dates provided for in Exhibit “A” and pursuant to Article 7, Prosecution of Work. Consultant shall also comply with the security requirements in Exhibit “D”. In the event of a conflict between the body of this Agreement and Exhibit “A”, the provisions in the body of this Agreement shall control.

1.2 Cooperation With County. Consultant shall cooperate with County and County staff in the performance of all work hereunder.

1.3 Performance Standard. Consultant shall perform all work hereunder in a manner consistent with the level of competency and standard of care normally observed by a person practicing in Consultant's profession. County has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant hereby agrees to provide all services under this Agreement in accordance

with generally accepted professional practices and standards of care, as well as the requirements of applicable federal, state and local laws, it being understood that acceptance of Contractor's work by County shall not operate as a waiver or release. If County determines that any of Consultant's work is not in accordance with such level of competency and standard of care, County, in its sole discretion, shall have the right to do any or all of the following: (a) require Consultant to meet with County to review the quality of the work and resolve matters of concern; (b) require Consultant to repeat the work at no additional charge until it is satisfactory; (c) terminate this Agreement pursuant to the provisions of Article 4; or (d) pursue any and all other remedies at law or in equity.

1.4 Assigned Personnel.

- a. Consultant shall assign only competent personnel to perform work hereunder. In the event that at any time County, in its sole discretion, desires the removal of any person or persons assigned by Consultant to perform work hereunder, Consultant shall remove such person or persons immediately upon receiving written notice from County.
- b. Any and all persons identified in this Agreement or any exhibit hereto as the project manager, project team, or other professional performing work hereunder are deemed by County to be key personnel whose services were a material inducement to County to enter into this Agreement, and without whose services County would not have entered into this Agreement. Consultant shall not remove, replace, substitute, or otherwise change any key personnel without the prior written consent of County.
- c. In the event that any of Consultant's personnel assigned to perform services under this Agreement become unavailable due to resignation, sickness or other factors outside of Consultant's control, Consultant shall be responsible for timely provision of adequately qualified replacements.

2. Payment.

For all services and incidental costs required hereunder, Consultant shall be paid on a time and material/expense basis in accordance with the budget set forth in Exhibit B, provided, however, that total payments to Consultant shall not exceed \$175,000.00 per contract year, without the prior written approval of County. Consultant shall submit its bills in arrears on a monthly basis in a form approved by County's Auditor and the Head of the County Department receiving the services. The bills shall show or include: (i) the task(s) performed; (ii) the time in quarter hours devoted to the task(s); (iii) the hourly rate or rates of the persons performing the task(s); and (iv) copies of receipts for reimbursable materials/expenses, if any. Expenses not expressly authorized by the Agreement shall not be reimbursed.

Unless otherwise noted in this Agreement, payments shall be made within the normal course of County business after presentation of an invoice in a form approved by the County for

services performed. Payments shall be made only upon the satisfactory completion of the services as determined by the County.

Pursuant to California Revenue and Taxation code (R&TC) Section 18662, the County shall withhold seven percent of the income paid to Consultant for services performed within the State of California under this agreement, for payment and reporting to the California Franchise Tax Board, if Consultant does not qualify as: (1) a corporation with its principal place of business in California, (2) an LLC or Partnership with a permanent place of business in California, (3) a corporation/LLC or Partnership qualified to do business in California by the Secretary of State, or (4) an individual with a permanent residence in the State of California.

If Consultant does not qualify, County requires that a completed and signed Form 587 be provided by the Consultant in order for payments to be made. If Consultant is qualified, then the County requires a completed Form 590. Forms 587 and 590 remain valid for the duration of the Agreement provided there is no material change in facts. By signing either form, the Consultant agrees to promptly notify the County of any changes in the facts. Forms should be sent to the County pursuant to Article 12. To reduce the amount withheld, Consultant has the option to provide County with either a full or partial waiver from the State of California.

3. Term of Agreement.

3.1 Initial Term. The term of this Agreement shall be from March 5, 2024 to March 5, 2026 unless extended pursuant to Section 3.2 or terminated earlier in accordance with the provisions of Article 4 below.

3.2 Extension Options. County, by and through its PRMD Director, has two (2) options to extend the term of this Agreement on all the same terms and conditions for a period of one additional year, following expiration of the Initial Term or the subsequent first extension by giving notice of exercise of the option to Consultant at least ninety (90) days before the expiration of the Initial Term or the subsequent first extension. Contract Term not to exceed a total of four (4) years.

4. Termination.

4.1 Termination Without Cause. Notwithstanding any other provision of this Agreement, at any time and without cause, County shall have the right, in its sole discretion, to terminate this Agreement by giving 5 days written notice to Consultant.

4.2 Termination for Cause. Notwithstanding any other provision of this Agreement, should Consultant fail to perform any of its obligations hereunder, within the time and in the manner herein provided, or otherwise violate any of the terms of this Agreement, County may immediately terminate this Agreement by giving Consultant written notice of such termination, stating the reason for termination.

4.3 Delivery of Work Product and Final Payment Upon Termination.

In the event of termination, Consultant, within 14 days following the date of termination, shall deliver to County all reports, original drawings, graphics, plans, studies, and other data or documents, in whatever form or format, assembled or prepared by Consultant or Consultant's subcontractors, consultants, and other agents in connection with this Agreement and shall submit to County an invoice showing the services performed, hours worked, and copies of receipts for reimbursable expenses up to the date of termination.

4.4 Payment Upon Termination. Upon termination of this Agreement by County, Consultant shall be entitled to receive as full payment for all services satisfactorily rendered and reimbursable expenses properly incurred hereunder, an amount which bears the same ratio to the total payment specified in the Agreement as the services satisfactorily rendered hereunder by Consultant bear to the total services otherwise required to be performed for such total payment; provided, however, that if services which have been satisfactorily rendered are to be paid on a per-hour or per-day basis, Consultant shall be entitled to receive as full payment an amount equal to the number of hours or days actually worked prior to the termination times the applicable hourly or daily rate; and further provided, however, that if County terminates the Agreement for cause pursuant to Section 4.2, County shall deduct from such amount the amount of damage, if any, sustained by County by virtue of the breach of the Agreement by Consultant.

4.5 Authority to Terminate. The Board of Supervisors has the authority to terminate this Agreement on behalf of the County. In addition, the Purchasing Agent or Permit Sonoma Department Head, in consultation with County Counsel, shall have the authority to terminate this Agreement on behalf of the County.

5. Indemnification. Consultant agrees to accept all responsibility for loss or damage to any person or entity, including County, and to indemnify, hold harmless, and release County, its officers, agents, and employees, from and against any actions, claims, damages, liabilities, disabilities, or expenses, that may be asserted by any person or entity, including Consultant, that arise out of, pertain to, or relate to Consultant's or its agents', employees', contractors', subcontractors', or invitees' performance or obligations under this Agreement. Consultant agrees to provide a complete defense for any claim or action brought against County based upon a claim relating to such Consultant's or its agents', employees', contractors', subcontractors', or invitees' performance or obligations under this Agreement. Consultant's obligations under this Section apply whether or not there is concurrent or contributory negligence on County's part, but to the extent required by law, excluding liability due to County's conduct. County shall have the right to select its legal counsel at Consultant's expense, subject to Consultant's approval, which shall not be unreasonably withheld. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Consultant or its agents under workers' compensation acts, disability benefits acts, or other employee benefit acts. To the extent required by law, this section is limited by Civil Code section 2782.8.

6. Insurance. With respect to performance of work under this Agreement, Consultant shall maintain and shall require all of its subcontractors, consultants, and other agents to maintain,

insurance as described in Exhibit C, which is attached hereto and incorporated herein by this reference.

7. Prosecution of Work. The execution of this Agreement shall constitute Consultant's authority to proceed immediately with the performance of this Agreement. Performance of the services hereunder shall be completed within the time required herein, provided, however, that if the performance is delayed by earthquake, flood, high water, or other Act of God or by strike, lockout, or similar labor disturbances, the time for Consultant's performance of this Agreement shall be extended by a number of days equal to the number of days Consultant has been delayed.

8. Extra or Changed Work. Extra or changed work or other changes to the Agreement may be authorized only by written amendment to this Agreement, signed by both parties. Minor changes, which do not exceed the delegated signature authority of the Department Head and which do not significantly change the scope of work or significantly lengthen time schedules may be executed by the Department Head in a form approved by County Counsel. The Board of Supervisors must authorize all other extra or changed work. The parties expressly recognize that, pursuant to Sonoma County Code Section 1-11, County personnel are without authorization to order extra or changed work or waive Agreement requirements. Failure of Consultant to secure such written authorization for extra or changed work shall constitute a waiver of any and all right to adjustment in the Agreement price or Agreement time due to such unauthorized work and thereafter Consultant shall be entitled to no compensation whatsoever for the performance of such work. Consultant further expressly waives any and all right or remedy by way of restitution and quantum meruit for any and all extra work performed without such express and prior written authorization of the County.

9. Representations of Consultant.

9.1 Standard of Care. County has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant hereby agrees that all its work will be performed and that its operations shall be conducted in accordance with generally accepted and applicable professional practices and standards as well as the requirements of applicable federal, state and local laws, it being understood that acceptance of Consultant's work by County shall not operate as a waiver or release.

9.2 Status of Consultant. The parties intend that Consultant, in performing the services specified herein, shall act as an independent contractor and shall control the work and the manner in which it is performed. Consultant is not to be considered an agent or employee of County and is not entitled to participate in any pension plan, worker's compensation plan, insurance, bonus, or similar benefits County provides its employees. In the event County exercises its right to terminate this Agreement pursuant to Article 4, above, Consultant expressly agrees that it shall have no recourse or right of appeal under rules, regulations, ordinances, or laws applicable to employees.

9.3 No Suspension or Debarment. Consultant warrants that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in covered transactions by any federal department or agency. Consultant also

warrants that it is not suspended or debarred from receiving federal funds as listed in the List of Parties Excluded from Federal Procurement or Non-procurement Programs issued by the General Services Administration. If the Consultant becomes debarred, consultant has the obligation to inform the County

9.4 Taxes. Consultant agrees to file federal and state tax returns and pay all applicable taxes on amounts paid pursuant to this Agreement and shall be solely liable and responsible to pay such taxes and other obligations, including, but not limited to, state and federal income and FICA taxes. Consultant agrees to indemnify and hold County harmless from any liability which it may incur to the United States or to the State of California as a consequence of Consultant's failure to pay, when due, all such taxes and obligations. In case County is audited for compliance regarding any withholding or other applicable taxes, Consultant agrees to furnish County with proof of payment of taxes on these earnings.

9.5 Records Maintenance. Consultant shall keep and maintain full and complete documentation and accounting records concerning all services performed that are compensable under this Agreement and shall make such documents and records available to County for inspection at any reasonable time. Consultant shall maintain such records for a period of four (4) years following completion of work hereunder.

9.6 Conflict of Interest. Consultant covenants that it presently has no interest and that it will not acquire any interest, direct or indirect, that represents a financial conflict of interest under state law or that would otherwise conflict in any manner or degree with the performance of its services hereunder. Consultant further covenants that in the performance of this Agreement no person having any such interests shall be employed. In addition, if requested to do so by County, Consultant shall complete and file and shall require any other person doing work under this Agreement to complete and file a "Statement of Economic Interest" with County disclosing Consultant's or such other person's financial interests.

9.7 Statutory Compliance/Living Wage Ordinance. Consultant agrees to comply with all applicable federal, state and local laws, regulations, statutes and policies, including but not limited to the County of Sonoma Living Wage Ordinance, applicable to the services provided under this Agreement as they exist now and as they are changed, amended or modified during the term of this Agreement. Without limiting the generality of the foregoing, Consultant expressly acknowledges and agrees that this Agreement may be subject to the provisions of Article XXVI of Chapter 2 of the Sonoma County Code, requiring payment of a living wage to covered employees. Noncompliance during the term of the Agreement will be considered a material breach and may result in termination of the Agreement or pursuit of other legal or administrative remedies.

9.8 Nondiscrimination. Without limiting any other provision hereunder, Consultant shall comply with all applicable federal, state, and local laws, rules, and regulations in regard to nondiscrimination in employment because of race, color, ancestry, national origin, religion, sex, marital status, age, medical condition, pregnancy, disability, sexual orientation or other prohibited basis, including without limitation, the County's Non-Discrimination Policy. All

nondiscrimination rules or regulations required by law to be included in this Agreement are incorporated herein by this reference.

9.9 AIDS Discrimination. Consultant agrees to comply with the provisions of Chapter 19, Article II, of the Sonoma County Code prohibiting discrimination in housing, employment, and services because of AIDS or HIV infection during the term of this Agreement and any extensions of the term.

9.10 Assignment of Rights. Consultant assigns to County all rights throughout the world in perpetuity in the nature of copyright, trademark, patent, right to ideas, in and to all versions of the plans and specifications, if any, now or later prepared by Consultant in connection with this Agreement. Consultant agrees to take such actions as are necessary to protect the rights assigned to County in this Agreement, and to refrain from taking any action which would impair those rights. Consultant's responsibilities under this provision include, but are not limited to, placing proper notice of copyright on all versions of the plans and specifications as County may direct, and refraining from disclosing any versions of the plans and specifications to any third party without first obtaining written permission of County. Consultant shall not use or permit another to use the plans and specifications in connection with this or any other project without first obtaining written permission of County. For the avoidance of doubt, nothing in this Agreement shall be understood to grant County rights to pre-existing intellectual property of Consultant, including Consultant software and licensed software, or to any improvements thereto.

9.11 Ownership and Disclosure of Work Product. All reports, original drawings, graphics, plans, studies, and other data or documents ("documents"), in whatever form or format, assembled or prepared by Consultant or Consultant's subcontractors, consultants, and other agents in connection with this Agreement shall be the property of County. County shall be entitled to immediate possession of such documents upon completion of the work pursuant to this Agreement. Upon expiration or termination of this Agreement, Consultant shall promptly deliver to County all such documents, which have not already been provided to County in such form or format, as County deems appropriate. Such documents shall be and will remain the property of County without restriction or limitation. Consultant may retain copies of the above- described documents but agrees not to disclose or discuss any information gathered, discovered, or generated in any way through this Agreement without the express written permission of County. Consultant may use third party or proprietary software to fulfill plan review activities detailed herein, provided Consultant returns all documents, with comments, to the County through the County's plan review system, Accela and the Digital Plan Room. County has no rights to the Consultant's third party or proprietary software, but shall own all documents prepared by the Consultant and submitted to the County under this Agreement.

9.12 Authority. The undersigned hereby represents and warrants that he or she has authority to execute and deliver this Agreement on behalf of Consultant.

10. Demand for Assurance. Each party to this Agreement undertakes the obligation that the other's expectation of receiving due performance will not be impaired. When reasonable grounds

for insecurity arise with respect to the performance of either party, the other may in writing demand adequate assurance of due performance and until such assurance is received may, if commercially reasonable, suspend any performance for which the agreed return has not been received. "Commercially reasonable" includes not only the conduct of a party with respect to performance under this Agreement, but also conduct with respect to other agreements with parties to this Agreement or others. After receipt of a justified demand, failure to provide within a reasonable time, but not exceeding thirty (30) days, such assurance of due performance as is adequate under the circumstances of the particular case is a repudiation of this Agreement. Acceptance of any improper delivery, service, or payment does not prejudice the aggrieved party's right to demand adequate assurance of future performance. Nothing in this Article limits County's right to terminate this Agreement pursuant to Article 4.

11. Assignment and Delegation. Neither party hereto shall assign, delegate, sublet, or transfer any interest in or duty under this Agreement without the prior written consent of the other, and no such transfer shall be of any force or effect whatsoever unless and until the other party shall have so consented.

12. Method and Place of Giving Notice, Submitting Bills and Making Payments. All notices, bills, and payments shall be made in writing and shall be given by personal delivery or by U.S. Mail or courier service. Notices, bills, and payments shall be addressed as follows:

TO: COUNTY:

Permit Sonoma
Attn: Brad Cannon
2550 Ventura Ave
Santa Rosa, CA 95403

TO: CONSULTANT:

Interwest Consulting Group, Inc.
Attn: Joshua Anderson, CBO, ICC
1613 Santa Clara Drive, Suite 100
Roseville, CA 95661

When a notice, bill or payment is given by a generally recognized overnight courier service, the notice, bill or payment shall be deemed received on the next business day. When a copy of a notice, bill or payment is sent by facsimile or email, the notice, bill or payment shall be deemed received upon transmission as long as (1) the original copy of the notice, bill or payment is promptly deposited in the U.S. mail and postmarked on the date of the facsimile or email (for a payment, on or before the due date), (2) the sender has a written confirmation of the facsimile transmission or email, and (3) the facsimile or email is transmitted before 5 p.m. (recipient's time). In all other instances, notices, bills and payments shall be effective upon receipt by the recipient. Changes may be made in the names and addresses of the person to whom notices are to be given by giving notice pursuant to this paragraph.

13. Miscellaneous Provisions.

13.1 No Waiver of Breach. The waiver by County of any breach of any term or promise contained in this Agreement shall not be deemed to be a waiver of such term or provision or any subsequent breach of the same or any other term or promise contained in this Agreement.

13.2 Construction. To the fullest extent allowed by law, the provisions of this Agreement shall be construed and given effect in a manner that avoids any violation of statute, ordinance, regulation, or law. The parties covenant and agree that in the event that any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby. Consultant and County acknowledge that they have each contributed to the making of this Agreement and that, in the event of a dispute over the interpretation of this Agreement, the language of the Agreement will not be construed against one party in favor of the other. Consultant and County acknowledge that they have each had an adequate opportunity to consult with counsel in the negotiation and preparation of this Agreement.

13.3 Consent. Wherever in this Agreement the consent or approval of one party is required to an act of the other party, such consent or approval shall not be unreasonably withheld or delayed.

13.4 No Third-Party Beneficiaries. Nothing contained in this Agreement shall be construed to create and the parties do not intend to create any rights in third parties.

13.5 Applicable Law and Forum. This Agreement shall be construed and interpreted according to the substantive law of California, regardless of the law of conflicts to the contrary in any jurisdiction. Any action to enforce the terms of this Agreement or for the breach thereof shall be brought and tried in Santa Rosa or the forum nearest to the city of Santa Rosa, in the County of Sonoma.

13.6 Captions. The captions in this Agreement are solely for convenience of reference. They are not a part of this Agreement and shall have no effect on its construction or interpretation.

13.7 Merger. This writing is intended both as the final expression of the Agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement, pursuant to Code of Civil Procedure Section 1856. No modification of this Agreement shall be effective unless and until such modification is evidenced by a writing signed by both parties.

13.8. Survival of Terms. All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

13.9 Time of Essence. Time is and shall be of the essence of this Agreement and every provision hereof.

13.10. Counterpart; Electronic Signatures. The parties agree that this Agreement may be executed in two or more counterparts, each of which shall be deemed an original, and together which when executed by the requisite parties shall be deemed to be a complete original agreement. Counterparts may be delivered via facsimile, electronic mail (including PDF) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered, be valid and effective for all purposes, and shall have the same legal force and effect as an original document. This Agreement, and any counterpart, may be electronically signed by each or any of the parties through the use of any commercially available digital and/or electronic signature software or other electronic signature method in compliance with the U.S. federal ESIGN Act of 2000, California's Uniform Electronic Transactions Act (Cal. Civil Code § 1633.1 et seq.), or other applicable law. By its use of any electronic signature below, the signing party agrees to have conducted this transaction and to execution of this Agreement by electronic means.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

CONSULTANT: Interwest Consulting
Group, Inc.

By: [REDACTED]
Name: [REDACTED]
Title: President
Date: 2/22/2024

COUNTY: COUNTY OF SONOMA

CERTIFICATES OF
INSURANCE REVIEWED, ON
FILE, AND APPROVED AS TO
SUBSTANCE FOR COUNTY:

By: Tennis Wick
Digitally signed by Tennis Wick
Date: 2024.02.22 16:04:36 -08'00'
Department Director or Designee

Date: 22 February 2024

APPROVED AS TO FORM FOR
COUNTY:

By: Ethan Pawson
Digitally signed by Ethan Pawson
Date: 2024.02.22 14:47:08 -08'00'
County Counsel

Date: _____

EXECUTED BY:

By: _____
Department Director or Designee

Date: _____

ATTEST:

Clerk of the Board of Supervisors

Exhibit A

Building Permit Application Review Services Scope of Work Details

Task 1: PLAN REVIEW. Consultant shall perform the following plan review services, as assigned by the County, hereinafter collectively referred to as "Plan Review" whether for a dwelling unit, accessory structure, garage, storage structure, commercial structures, agricultural structures, bridge or any other structure regulated by Sonoma County's adopted codes:

- a. Consultant shall provide plan check staff with the appropriate ICC certifications and professional licenses as required by State Law.
- b. Consultant shall accept all permit submittals within the existing Permit Sonoma Accela software system as assigned. Permit applications assigned to consultant, regardless of type, shall be reviewed by consultant in an expeditious manner. First review shall be within two weeks from date of assignment. All permit processing shall be conducted within the Permit Sonoma's Accela software platform and the DPR (Digital Plan Room). All associated plans, documents, and comments shall be appropriately managed according to Permit Sonoma's standard operating procedures and maintained ensuring a complete record at final.
- c. Consultant shall perform architectural, structural, plumbing, mechanical and electrical plan review for buildings and structures for compliance with applicable Federal and State laws, building and safety codes, county ordinances, and acceptable engineering practices.
- d. Consultant shall perform plan review for building/structural revisions to plans required during construction as necessary. Plan review activities includes data entry relative to statuses, time entry, advancing Accela workflows, creating and publishing "issues" within the DPR and other data entry or process functions.
- e. Consultant shall communicate directly with either the applicant or a professional representative designated by the applicant on the application. Consultant shall utilize current Accela software and DPR's protocols in communications.
- f. Consultant shall provide problem solving methods for unique or challenging plan check or code interpretation issues. Upon request, attend meetings connected with the plan review as needed.
- g. Consultant shall provide expedited plan check for certain priority project types when requested by the County.

- h. Consultant shall also respond to Public Records Requests (formal response within five (5) business days from date of request).
- i. Timelines:
 - 1. The Consultant shall commence initial plan review within five (5) working days of building permit application assignment and use best efforts to complete the initial plan check promptly.
 - 2. The Consultant's turn-around time for first plan review shall be no longer than ten (10) working days from the date of building permit application assignment.
 - 3. The Consultant shall initiate rechecks of resubmitted plans, specifications and calculations within five (5) working days of Consultant's receipts of such plans and use best efforts to complete the recheck promptly.
 - 4. Consultant shall provide a formal response to Public Records Requests within five (5) business days from date of request.
- j. The Consultant's fee shall include the initial plan review and two re- checks, coordination and communication with Permit Sonoma staff as well as all necessary meetings.

Exhibit B

Payment for services performed will be eighty percent (80%) of the applicable plan check fees of the current Building Construction Services fee schedule adopted by the Sonoma County Board of Supervisors.

The applicable plan check fees for services include but are not limited to the following fee ID's:

Building Plan Check	
0060-0005	Plan check Fee – Residential
0060-0010	Plan check Fee – Commercial
0150	Project Revision Review
0062	Additional Plan Check
0080	Green Building – Residential Plan Review
0082	Green Building – Commercial Plan Review

Contract shall not exceed \$175,000.00 per contract year.

Invoicing shall be provided to Permit Sonoma by the 15th of every month for completed work performed the preceding month. Work shall be considered complete after the final plan review is performed and documented within Accela and Digital Plan Room or in the event of a plan check expired application. Invoices shall be sent electronically to PRMD-Acctg@Sonoma-County.org.



Sonoma County Permit and Resource Management Department Building Construction Services

Adopted by Board of Supervisors Ordinance No. 6412; Effective 07/01/2023

All Building Plan Check and Permit / Inspection fees are based on International Building Code Building Valuation Data Table per section 109.2 and 109.3.

Note: Each section within Permit Sonoma may have to review and approve issuance of a permit. These review fees are not included in the Building Plan Check and Building Permit/Inspection fees.

Building Plan Check

Fee ID Description		Fee Amount	
0060-	Plan Check Fee - Residential (Based on total valuation)		
005	Valuation	Minimum Fee	Additional Fee Amount per Amount of Valuation
	\$1.00 to and including \$500	\$63.00	plus \$0.00
	\$501 to and including \$2,000	\$63.00	plus \$3.33 for each additional \$100 or fraction thereof
	\$2,001 to and including \$25,000	\$113.00	plus \$21.91 for each additional \$1,000 or fraction thereof
	\$25,001 to and including \$50,000	\$617.00	plus \$12.12 for each additional \$1,000 or fraction thereof
	\$50,001 to and including \$100,000	\$920.00	plus \$6.52 for each additional \$1,000 or fraction thereof
	\$100,001 to and including \$500,000	\$1,246.00	plus \$5.79 for each additional \$1,000 or fraction thereof
	\$500,001 to and including \$1,000,000	\$3,564.00	plus \$6.93 for each additional \$1,000 or fraction thereof
	\$1,000,001 to and including \$5,000,000	\$7,029.00	plus \$1.85 for each additional \$1,000 or fraction thereof
	\$5,000,001 and up	\$14,456.00	plus \$2.89 for each additional \$1,000 or fraction thereof
0060-	Plan Check Fee - Commercial (Based on total valuation)		
010	Valuation	Minimum Fee	Additional Fee Amount per Amount of Valuation
	\$1.00 to and including \$500	\$63.00	plus \$0.00
	\$501 to and including \$2,000	\$63.00	plus \$3.33 for each additional \$100 or fraction thereof
	\$2,001 to and including \$25,000	\$113.00	plus \$21.91 for each additional \$1,000 or fraction thereof
	\$25,001 to and including \$50,000	\$617.00	plus \$15.80 for each additional \$1,000 or fraction thereof
	\$50,001 to and including \$100,000	\$1,012.00	plus \$10.94 for each additional \$1,000 or fraction thereof
	\$100,001 to and including \$500,000	\$1,559.00	plus \$8.77 for each additional \$1,000 or fraction thereof
	\$500,001 to and including \$1,000,000	\$5,068.00	plus \$7.37 for each additional \$1,000 or fraction thereof
	\$1,000,001 to and including \$5,000,000	\$8,754.00	plus \$2.85 for each additional \$1,000 or fraction thereof
	\$5,000,001 and up	\$20,189.00	plus \$4.04 for each additional \$1,000 or fraction thereof
Fee ID Description		Fee Amount	
0061	Plan Check Renewal Fee	25% of calculated Building Permit Plan Check Fee	
0080	Green Building - Residential Plan Review	\$ 125.00	
	Accessory Structures (Reduce fee by 50%)	\$ 69.00	
0082	Green Building - Commercial Plan Review (at cost*, min. deposit)	\$ 374.00	
0094	Accessibility Verification Under Threshold	\$ 595.00	
0095	Accessibility Verification Over Threshold	\$ 655.00	
0093	Accessibility Consultation (minimum)	\$ 364.00	
0067	Verification Plan Review	\$ 844.00	
0100	Building Site Review / Elevation Certificate	\$ 198.00	
0150	Project Revision Review (2-hour minimum, \$248.50 per hour)	\$ 497.00	
0062	Additional Plan Check (1/2-hour minimum, \$184.00 per hour)	\$ 92.00	

Building Permit / Inspection

Fee ID Description

Fee Amount

0132- **Building Permit - New Construction - Residential** (Based on total valuation)

001 Note: Each section within Permit Sonoma may have to review and approve issuance of a permit. These review fees are not included in the Building Plan Check and Building Permit/Inspection fees.

Valuation	Minimum Fee	Additional Fee Amount per Amount of Valuation
\$1.00 to and including \$500	\$98.00	plus \$0.00
\$501 to and including \$2,000	\$98.00	plus \$5.33 for each additional \$100 or fraction thereof
\$2,001 to and including \$25,000	\$178.00	plus \$34.86 for each additional \$1,000 or fraction thereof
\$25,001 to and including \$50,000	\$980.00	plus \$13.16 for each additional \$1,000 or fraction thereof
\$50,001 to and including \$100,000	\$1,309.00	plus \$13.70 for each additional \$1,000 or fraction thereof
\$100,001 to and including \$500,000	\$1,994.00	plus \$4.36 for each additional \$1,000 or fraction thereof
\$500,001 to and including \$1,000,000	\$3,739.00	plus \$2.49 for each additional \$1,000 or fraction thereof
\$1,000,001 to and including \$5,000,000	\$4,985.00	plus \$0.99 for each additional \$1,000 or fraction thereof
\$5,000,001 and up	\$8,973.00	plus \$1.79 for each additional \$1,000 or fraction thereof

0132- **Building Permit - New Construction - Commercial** (Based on total valuation)

Valuation	Minimum Fee	Additional Fee Amount per Amount of Valuation
\$1.00 to and including \$500	\$98.00	plus \$0.00
\$501 to and including \$2,000	\$98.00	plus \$5.33 for each additional \$100 or fraction thereof
\$2,001 to and including \$25,000	\$178.00	plus \$17.86 for each additional \$1,000 or fraction thereof
\$25,001 to and including \$50,000	\$589.00	plus \$18.00 for each additional \$1,000 or fraction thereof
\$50,001 to and including \$100,000	\$1,039.00	plus \$14.66 for each additional \$1,000 or fraction thereof
\$100,001 to and including \$500,000	\$1,772.00	plus \$7.80 for each additional \$1,000 or fraction thereof
\$500,001 to and including \$1,000,000	\$4,895.00	plus \$0.22 for each additional \$1,000 or fraction thereof
\$1,000,001 to and including \$5,000,000	\$5,005.00	plus \$0.84 for each additional \$1,000 or fraction thereof
\$5,000,001 and up	\$8,365.00	plus \$1.67 for each additional \$1,000 or fraction thereof

Fee ID Description

Fee Amount

0132- **Building Permit - Repair In Kind**

	Fee
025 \$1.00 to and including \$500	 \$ 98.00
\$501 to and including \$2,000	 \$ 191.00
\$2,001 to and including \$8,000	 \$ 351.00
\$8,001 and above	 \$ 482.00

0132 Swimming Pool (based on pool valuation table plus minimum fees for plumbing, electrical and mechanical)

0132 Manufactured Home (Mobile Home)

Installation Fee (per section) \$ 165.00

HCD 433 Recordation Fee - paid at the Sonoma County Recorder's Office
(for first page)

Set by Recorder's Office

Each additional page

Set by Recorder's Office

HCD 433 Filing Fee - payable to the State of California (per section)

Set by State

0132 Building Permit - Floating Homes (each) \$ 174.00

0132 Temporary Trailer/Mobile Home Setup (per section) \$ 98.00

1165 Zoning Permit Level I (no notice; including Hosted Rentals) \$ 189.00

0372 Field Clearance - Building Permit \$ 565.00

0012 Inspections - Non-Business Hours (2-hour minimum, \$182.00 per hour) \$ 364.00

0011 Inspections - Reinspection, Extra (1-hour minimum, \$182.00 per hour) \$ 182.00

0170	Temporary Occupancy	
	Residential	 \$ 278.00
	Commercial	 \$ 1,038.00
0081	Green Building - Residential Inspection with 3rd Party Verification	 \$ 42.00
	Accessory Structures (Reduce fee by 50%)	 \$ 21.00
0083	Green Building - Commercial Inspection with 3rd Party Verification (at cost*, min. deposit)	 \$ 125.00
0040	Agricultural Permit Exemption	 \$ 278.00
0045	Demolition Permit (per building / structure)	 \$ 172.00
0063	Additional Permit/Inspection	 \$ 206.00

Photovoltaic and Thermal Systems

Fee ID	Description	Fee Amount
0127	Photovoltaic Residential Roof Mount Systems	
	Up to 15 Kilowatts (minimum)	 \$ 450.00
	Plus for each kw over 15 Kilowatts	 \$ 15.00
0128	Photovoltaic Residential Ground Mount Systems	
	Up to 15 Kilowatts (minimum)	 \$ 450.00
	Plus for each kw over 15 Kilowatts	 \$ 15.00
0129	Photovoltaic Commercial Roof Mount Systems	
	Up to 50 Kilowatts (minimum)	 \$ 520.00
	Plus for each kw between 51-250 Kilowatts	 \$ 7.00
	Plus for each kw over 250 Kilowatts	 \$ 3.30
0130	Photovoltaic Commercial Ground Mount Systems	
	Up to 50 Kilowatts (minimum)	 \$ 780.00
	Plus for each kw between 51-250 Kilowatts	 \$ 7.00
	Plus for each kw over 250 Kilowatts	 \$ 5.00
0127	Thermal Residential Roof Mount Systems	
	Up to 10 Kilowatts Thermal (minimum)	 \$ 450.00
	Plus for each KWth over 10 Kilowatts Thermal	 \$ 15.00
0128	Thermal Residential Ground Mount Systems	
	Up to 10 Kilowatts Thermal (minimum)	 \$ 450.00
	Plus for each KWth over 10 Kilowatts Thermal	 \$ 15.00
0129	Thermal Commercial Roof Mount Systems	
	Up to 30 Kilowatts Thermal (minimum)	 \$ 1,000.00
	Plus for each KWth between 31-260 Kilowatts Thermal	 \$ 7.00
	Plus for each KWth over 260 Kilowatts Thermal	 \$ 5.00
0130	Thermal Commercial Ground Mount Systems	
	Up to 30 Kilowatts Thermal (minimum)	 \$ 1,000.00
	Plus for each KWth between 31-260 Kilowatts Thermal	 \$ 7.00
	Plus for each KWth over 260 Kilowatts Thermal	 \$ 5.00

Building Electrical

Fee ID	Description	Fee Amount	
0122-	Tier 1 (most fixtures) – A-1, A-2, A-3, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-2, L		
310	Building Area	Minimum Fee	Additional Fee Amount per Square Foot
	Up to and including 500 square feet	\$125.00 plus	\$0.00
	501 to and including 5,000 square feet	\$125.00 plus	\$0.11 for each add'l square foot or fraction thereof
	5,001 to and incl. 10,000 square feet	\$629.00 plus	\$0.12 for each add'l square foot or fraction thereof
	10,001 to and incl. 50,000 square feet	\$1,258.00 plus	\$0.12 for each add'l square foot or fraction thereof
	50,001 to and incl. 100,000 square feet	\$6,292.00 plus	\$0.12 for each add'l square foot or fraction thereof
	100,001 square feet and up	\$12,584.00 plus	\$0.12 for each add'l square foot or fraction thereof
0122-	Tier 2 (moderate fixtures) – A-4, A-5, B, E, I-3, I-4, M, R-1, R-2, R-2.1, R-3, R-3.1, R-4		
320	Building Area	Minimum Fee	Additional Fee Amount per Square Foot
	Up to and including 500 square feet	\$125.00 plus	\$0.00
	501 to and including 5,000 square feet	\$125.00 plus	\$0.11 for each add'l square foot or fraction thereof
	5,001 to and incl. 10,000 square feet	\$629.00 plus	\$0.12 for each add'l square foot or fraction thereof
	10,001 to and incl. 50,000 square feet	\$1,258.00 plus	\$0.12 for each add'l square foot or fraction thereof
	50,001 to and incl. 100,000 square feet	\$6,292.00 plus	\$0.12 for each add'l square foot or fraction thereof
	100,001 square feet and up	\$12,584.00 plus	\$0.12 for each add'l square foot or fraction thereof
0122-	Tier 3 (least fixtures) – S-1, S-2, U, C		
330	Building Area	Minimum Fee	Additional Fee Amount per Square Foot
	Up to and including 500 square feet	\$63.00 plus	\$0.00
	501 to and including 5,000 square feet	\$63.00 plus	\$0.06 for each add'l square foot or fraction thereof
	5,001 to and incl. 10,000 square feet	\$377.00 plus	\$0.10 for each add'l square foot or fraction thereof
	10,001 to and incl. 50,000 square feet	\$880.00 plus	\$0.08 for each add'l square foot or fraction thereof
	50,001 to and incl. 100,000 square feet	\$4,400.00 plus	\$0.08 for each add'l square foot or fraction thereof
	100,001 square feet and up	\$8,800.00 plus	\$0.09 for each add'l square foot or fraction thereof

Building Mechanical

Fee ID	Description	Fee Amount	
0123-	Tier 1 (most fixtures) – A-1, A-2, A-3, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-2, L		
310	Building Area	Minimum Fee	Additional Fee Amount per Square Foot
	Up to and including 500 square feet	\$125.00 plus	\$0.00
	501 to and including 5,000 square feet	\$125.00 plus	\$0.08 for each add'l square foot or fraction thereof
	5,001 to and incl. 10,000 square feet	\$503.00 plus	\$0.15 for each add'l square foot or fraction thereof
	10,001 to and incl. 50,000 square feet	\$1,257.00 plus	\$0.12 for each add'l square foot or fraction thereof
	50,001 to and incl. 100,000 square feet	\$6,283.00 plus	\$0.12 for each add'l square foot or fraction thereof
	100,001 square feet and up	\$12,568.00 plus	\$0.12 for each add'l square foot or fraction thereof
0123-	Tier 2 (moderate fixtures) – A-4, A-5, B, E, I-3, I-4, M, R-1, R-2, R-2.1, R-3, R-3.1, R-4		
320	Building Area	Minimum Fee	Additional Fee Amount per Square Foot
	Up to and including 500 square feet	\$125.00 plus	\$0.00
	501 to and including 5,000 square feet	\$125.00 plus	\$0.08 for each add'l square foot or fraction thereof
	5,001 to and incl. 10,000 square feet	\$503.00 plus	\$0.15 for each add'l square foot or fraction thereof
	10,001 to and incl. 50,000 square feet	\$1,257.00 plus	\$0.12 for each add'l square foot or fraction thereof
	50,001 to and incl. 100,000 square feet	\$6,283.00 plus	\$0.12 for each add'l square foot or fraction thereof
	100,001 square feet and up	\$12,568.00 plus	\$0.12 for each add'l square foot or fraction thereof

0123- Tier 3 (least fixtures) – S-1, S-2, U, C

330	Building Area	Minimum Fee	Additional Fee Amount per Square Foot
	Up to and including 500 square feet	\$63.00 plus	\$0.00
	501 to and including 5,000 square feet	\$63.00 plus	\$0.06 for each add'l square foot or fraction thereof
	5,001 to and incl. 10,000 square feet	\$377.00 plus	\$0.07 for each add'l square foot or fraction thereof
	10,001 to and incl. 50,000 square feet	\$755.00 plus	\$0.04 for each add'l square foot or fraction thereof
	50,001 to and incl. 100,000 square feet	\$2,515.00 plus	\$0.02 for each add'l square foot or fraction thereof
	100,001 square feet and up	\$3,752.00 plus	\$0.03 for each add'l square foot or fraction thereof

Building Plumbing**Fee ID Description****Fee Amount**

0124- Tier 1 (most fixtures) – A-1, A-2, A-3, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-2, L

310	Building Area	Minimum Fee	Additional Fee Amount per Square Foot
	Up to and including 500 square feet	\$125.00 plus	\$0.00
	501 to and including 5,000 square feet	\$125.00 plus	\$0.08 for each add'l square foot or fraction thereof
	5,001 to and incl. 10,000 square feet	\$503.00 plus	\$0.12 for each add'l square foot or fraction thereof
	10,001 to and incl. 50,000 square feet	\$1,126.00 plus	\$0.11 for each add'l square foot or fraction thereof
	50,001 to and incl. 100,000 square feet	\$5,630.00 plus	\$0.11 for each add'l square foot or fraction thereof
	100,001 square feet and up	\$11,261.00 plus	\$0.11 for each add'l square foot or fraction thereof

0124- Tier 2 (moderate fixtures) – A-4, A-5, B, E, I-3, I-4, M, R-1, R-2, R-2.1, R-3, R-3.1, R-4

320	Building Area	Minimum Fee	Additional Fee Amount per Square Foot
	Up to and including 500 square feet	\$125.00 plus	\$0.00
	501 to and including 5,000 square feet	\$125.00 plus	\$0.08 for each add'l square foot or fraction thereof
	5,001 to and incl. 10,000 square feet	\$503.00 plus	\$0.12 for each add'l square foot or fraction thereof
	10,001 to and incl. 50,000 square feet	\$1,126.00 plus	\$0.11 for each add'l square foot or fraction thereof
	50,001 to and incl. 100,000 square feet	\$5,630.00 plus	\$0.11 for each add'l square foot or fraction thereof
	100,001 square feet and up	\$11,261.00 plus	\$0.11 for each add'l square foot or fraction thereof

0124- Tier 3 (least fixtures) – S-1, S-2, U, C

330	Building Area	Minimum Fee	Additional Fee Amount per Square Foot
	Up to and including 500 square feet	\$63.00 plus	\$0.00
	501 to and including 5,000 square feet	\$63.00 plus	\$0.06 for each add'l square foot or fraction thereof
	5,001 to and incl. 10,000 square feet	\$377.00 plus	\$0.10 for each add'l square foot or fraction thereof
	10,001 to and incl. 50,000 square feet	\$880.00 plus	\$0.08 for each add'l square foot or fraction thereof
	50,001 to and incl. 100,000 square feet	\$4,400.00 plus	\$0.08 for each add'l square foot or fraction thereof
	100,001 square feet and up	\$8,800.00 plus	\$0.09 for each add'l square foot or fraction thereof

Electrical/Mechanical/Plumbing Permit (Building Permit w/ No Plan Check)

0131 Base Fees (Apply to all Permits):

Minimum Electrical, Mechanical, Plumbing Inspection/Permit Fee (up to two inspection trips and three individual trade items)◇	 \$ 327.00
Additional Trade Items on Same Permit◇	 \$ 63.00
Additional Inspection - (per trip/reinspection)◇	 \$ 252.00

Temporary Utility

0171 Temporary Utility Permits Electrical (each)	 \$ 141.00
0172 Temporary Utility Permits Gas (each)	 \$ 141.00
0173 Temporary Utility Permits Power Pole (each)	 \$ 141.00

Building Other

Fee ID Description	Fee Amount
0185 Property Report (3-hour minimum, \$181.67 per hour)	 \$ 545.00
0065 Alquist Priolo Fault Trace Peer Review - An applicant shall deposit, at the time of submitting an Alquist-Priolo Special Studies Zones fault trace investigation for review by the County, a fee equal to the estimated cost of review. Any portion of this deposit not expended in the review shall be returned to the applicant. Expenses exceeding the estimate shall be paid by the applicant. (minimum deposit)	 \$ 3,114.00
0066 Alternate Materials and Methods Review (2-hour minimum, \$221.00 per hour)	 \$ 442.00
0068 Alternate Method Product Evaluation (4-hour minimum, \$248.50 per hour) Strong-Motion Instrumentation Program (SMIP) Fees pursuant to California Codes, Public Resources Code Section 2700-2709.1	 \$ 994.00
0050 S.M.I.P. (Strong-Motion Instrumentation Program) - 1 to 3 Story Residential (minimum, fee = valuation amount x \$0.00013)	 \$ 0.50
0051 S.M.I.P. (Strong-Motion Instrumentation Program) - Other (minimum, fee = valuation amount x \$0.00028)	 \$ 0.50
0052 California Building Standards Administration Fee pursuant to Senate Bill 1473, effective January 1, 2009 (minimum, fee = \$1.00 for every \$25,000 in valuation amount or fraction thereof)	 \$ 1.00
0145 Planning Administration Fee	15% of Building Permit Fee
0059 Certified Access Specialist Training	 \$ 4.00
0140 Technology Enhancement Surcharge	1.3% of permit fees

*APPLICATIONS CHARGED AT COST – Fees for projects identified within this fee schedule as “CHARGED AT COST” will be charged on an actual cost basis. A minimum fee, as specified within Ordinance No. 6102, shall be required at the time the application for each such project is submitted. After staff review of the application, a preliminary estimate of costs will be provided to the applicant if the costs are expected to exceed the minimum fee. In this case an additional fee will be required prior to completion of work on the project. Minimum initial “At Cost” deposit is nonrefundable. Revisions to previously approved projects remain “At Cost”.

◇Fees added 07/01/2022 using methodology created by NBS Consultants framed to increase cost recovery by using a fully burdened rate rather than a specific job class hourly rate.

Building Valuations

1. Building Valuations shall be derived from the valuations table published by the Building Standards Journal in April 2002 applied to the occupancies and types of construction in the "Square Foot Construction Costs" table published by the International Code Council in February, 2009, as adjusted by the California regional modifier for the San Francisco Bay Area (1.16).
2. Building Valuation is used for purposes of determining fees pursuant to Section 108.2 of the 2007 California Building Code. Valuation for structures not specifically listed above shall be based upon the "Other valuation rates (per square foot of building area)" values in Building Valuation Table. When the type of structure is not shown in the table or below, the valuation shall be based on the occupancy and construction type it most nearly resembles. Additions shall be valued at the same rate per square foot as for new construction.
3. For the category of "Residential, one- and two-family" there shall be two further categories- "Very Good" and "Excellent". "Very Good" shall be valued at 119% of the value in the table. "Excellent" shall be valued at 142% of "Very Good". Tract homes, defined as projects in which at least 10 permits are issued at one time, in which at least 3 of each basic model are constructed, and in which no dwelling is more than 2500 square feet in area, shall be valued at the value in the table. Other dwellings up to 5999 square feet in area shall be valued at the "Very Good" value. Dwellings larger than 5999 square feet shall be valued at the "Excellent" value.
4. Reduce valuation 20% for shell only buildings.
5. Reduce valuation 60% for foundations only.
6. Remodels: (Work on an existing building which does not increase the area of the building.) The valuation of a remodel equals the area of the remodel times 65% of the valuation for a new structure of the same occupancy and construction type. Where no structural floor or roof changes are made, the valuation shall be 45% of new construction. Where no structural changes are made, the valuation shall be the same as a Repair In Kind permit.

Building Valuations Table

Square Foot Construction Costs Effective July 1, 2023

		Construction Type								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
Group (2006 International Building Code)										
1	A-1 Assembly, theaters, with stage	127.37	127.37	127.37	92.45	92.80	88.39	87.87	87.35	82.59
2	A-1 Assembly, theaters, without stage	121.57	121.57	121.57	88.04	92.57	87.81	88.16	88.51	82.59
3	A-2 Assembly, nightclubs	118.32	118.32	103.99	85.09	102.78	98.48	97.24	95.99	91.00
4*	A-2 Assembly, restaurants, bars, banquet halls	116.70	116.70	95.21	83.61	112.98	109.16	106.31	103.47	99.41
5	A-3 Assembly, churches	115.07	115.07	86.42	82.13	93.96	89.78	88.80	87.81	82.59
6	A-3 Assembly, general, community halls, libraries, museums	123.89	123.89	102.27	88.04	96.98	92.26	91.85	91.45	86.38
7	A-4 Assembly, arenas	194.15	186.35	179.76	171.36	157.45	152.54	145.98	139.42	133.67
8*	B Business	144.36	144.36	108.11	103.50	116.41	111.13	108.72	106.31	101.85
9	E Educational	128.99	128.99	88.04	86.13	94.19	90.60	89.44	88.28	84.22
10*	F-1 Factory and industrial, moderate hazard	85.34	85.34	55.76	52.16	61.56	58.62	57.86	57.11	53.51
11*	F-2 Factory and industrial, low hazard	66.00	66.00	45.94	42.22	50.58	47.68	47.68	47.68	43.62
12	H-1 High Hazard, explosives	62.47	62.30	43.23	39.62	47.26	44.36	44.12	43.88	39.87
13	H-2,3,4 High Hazard	62.47	62.30	43.23	39.62	47.26	44.36	44.12	43.88	39.87
14	H-5 HPM	109.99	111.18	78.58	72.04	86.63	83.37	85.13	86.90	81.98
15	I-1 Institutional, supervised environment	120.29	120.29	97.67	93.50	101.73	97.56	97.90	98.25	94.89
16	I-2 Institutional, hospitals	189.31	189.31	189.31	NP	156.72	NP	NP	149.52	NP
17	I-2 Institutional, nursing homes	161.47	161.47	112.06	NP	114.84	NP	NP	108.23	NP
18	I-3 Institutional, restrained	184.56	184.56	184.56	NP	168.78	NP	NP	126.56	NP
19	I-4 Institutional, day care facilities	120.29	120.29	97.67	93.50	101.73	97.56	97.90	98.25	94.89
20*	M Mercantile	95.58	95.58	58.46	57.19	71.11	66.70	63.28	59.86	55.33
21	R-1 Residential, hotels	117.16	117.16	101.50	96.74	101.50	96.74	92.57	88.39	86.65
22	R-2 Residential, multiple family	126.67	126.67	126.67	126.67	102.89	102.89	99.01	95.12	95.12
23**	R-3 Residential, one- and two-family	NA	NA	NA	NA	NA	NA	NA	NA	107.18
24	R-4 Residential, care/assisted living facilities	120.29	120.29	97.67	93.50	101.73	97.56	97.90	98.25	94.89
25	S-1 Storage, moderate hazard	57.30	57.30	33.99	31.90	38.51	36.66	35.32	33.99	31.90
26	S-2 Storage, low hazard	57.30	57.30	33.99	31.90	38.51	36.66	35.32	33.99	31.90
27***	U Utility, miscellaneous	NA	NA	NA	NA	NA	NA	NA	NA	28.19
28	Other Valuations (PRMD Fee Ord Pg 8)									
	Barns - Type II-N	17.30								
	Barns - Type III-N	32.11								
	Barns - Type V-N	17.28								
	Bridges - Concrete	25.00								
	Bridges - Wood	15.00								
	Commercial Greenhouse	18.18								
	Fence (per linear ft)	3.00								
	Foundations - Perimeter (per linear ft)	88.00								
	Foundations - Slab	10.19								
	Foundations - Caisson/grade beam (per lineal ft)	105.00								
	Industrial Plants - Type II (stock)	43.05								
	Residential Covered Porch/Patio, Commercial Canopy	23.61								
	Residential Deck	11.82								
****	Residential Porch/Patio, Commercial Canopy, Dirt Floor	14.01								
*****	Residential Storage Area w/Floor	17.88								
	Retaining Wall - Concrete	16.27								
	Retaining Wall - Wood	12.19								

Exhibit C

With respect to performance of work under this Agreement, Consultant shall maintain and shall require all of its subcontractors, consultants, and other agents to maintain insurance as described below unless such insurance has been expressly waived by the attachment of a *Waiver of Insurance Requirements*. Any requirement for insurance to be maintained after completion of the work shall survive this Agreement.

County reserves the right to review any and all of the required insurance policies and/or endorsements but has no obligation to do so. Failure to demand evidence of full compliance with the insurance requirements set forth in this Agreement or failure to identify any insurance deficiency shall not relieve Consultant from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Agreement.

1. Workers Compensation and Employers Liability Insurance

- a. Required if Consultant has employees as defined by the Labor Code of the State of California.
- b. Workers Compensation insurance with statutory limits as required by the Labor Code of the State of California.
- c. Employers Liability with minimum limits of \$1,000,000 per Accident; \$1,000,000 Disease per employee; \$1,000,000 Disease per policy.
- d. Required Evidence of Insurance: Certificate of Insurance.

If Consultant currently has no employees as defined by the Labor Code of the State of California, Consultant agrees to obtain the above-specified Workers Compensation and Employers Liability insurance should employees be engaged during the term of this Agreement or any extensions of the term.

2. General Liability Insurance

- a. Commercial General Liability Insurance on a standard occurrence form, no less broad than Insurance Services Office (ISO) form CG 00 01.
- b. Minimum Limits: \$1,000,000 per Occurrence; \$2,000,000 General Aggregate; \$2,000,000 Products/Completed Operations Aggregate. The required limits may be provided by a combination of General Liability Insurance and Commercial Excess or Commercial Umbrella Liability Insurance. If Consultant maintains higher limits than the specified minimum limits, County requires and shall be entitled to coverage for the higher limits maintained by Consultant.
- c. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds \$100,000 it must be approved in advance by County. Consultant is responsible for any deductible or self-insured retention and shall fund it upon County's written request, regardless of whether Consultant has a claim against the insurance or is named as a party in any action involving the County.
- d. **County of Sonoma, its officers, agents, and employees** shall be endorsed as additional insureds for liability arising out of operations by or on behalf of the Consultant in the performance of this Agreement.
- e. The insurance provided to the additional insureds shall be primary to, and non-contributory with, any insurance or self-insurance program maintained by them.
- f. The policy definition of "insured contract" shall include assumptions of liability arising out of both ongoing operations and the products-completed operations hazard (broad form contractual liability coverage including the "f" definition of insured contract in ISO form CG 00 01, or equivalent).
- g. The policy shall cover inter-insured suits between the additional insureds and Consultant and

include a “separation of insureds” or “severability” clause which treats each insured separately.

h. Required Evidence of Insurance:

- i.** Certificate of Insurance.

3. Automobile Liability Insurance

- a.** Minimum Limit: \$1,000,000 combined single limit per accident. The required limits may be provided by a combination of Automobile Liability Insurance and Commercial Excess or Commercial Umbrella Liability Insurance.
- b.** Insurance shall cover all owned autos. If Consultant currently owns no autos, Consultant agrees to obtain such insurance should any autos be acquired during the term of this Agreement or any extensions of the term.
- c.** Insurance shall cover hired and non-owned autos.
- d.** Required Evidence of Insurance: Certificate of Insurance.

4. Professional Liability/Errors and Omissions Insurance

- a.** Minimum Limit: \$1,000,000 per claim or per occurrence and annual aggregate limit of \$2,000,000.
- b.** Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds \$100,000 it must be approved in advance by County.
- c.** If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work.
- d.** Coverage applicable to the work performed under this Agreement shall be continued for two (2) years after completion of the work. Such continuation coverage may be provided by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement.
- e.** Required Evidence of Insurance: Certificate of Insurance specifying the limits and the claims-made retroactive date.

5. Cyber Liability Insurance

Network Security & Privacy Liability Insurance:

- a.** Minimum Limit: \$2,000,000 per claim or per occurrence, \$2,000,000.00 aggregate.
- b.** Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by the Consultant in this agreement and shall include, but not be limited to, claims involving security breach, system failure, data recovery, business interruption, cyber extortion, social engineering, infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, and alteration of electronic information. The policy shall provide coverage for breach response costs (including notification costs), regulatory fines and penalties as well as credit monitoring expenses.
- c.** If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work.
- d.** Coverage applicable to the work performed under this Agreement shall be continued for two (2) years after completion of the work. Such continuation coverage may be provided by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement.
- e.** Required Evidence of Insurance: Certificate of Insurance specifying the limits and the claims-made retroactive date.

6. Standards for Insurance Companies

Insurers, other than the California State Compensation Insurance Fund, shall have an A.M. Best's rating of at least A:VII.

7. Documentation

- a. The Certificate of Insurance must include the following reference: **23-24-029 Interwest Consulting Group.**
- b. All required Evidence of Insurance shall be submitted prior to the execution of this Agreement. Consultant agrees to maintain current Evidence of Insurance on file with County for the entire term of this Agreement and any additional periods if specified in Sections 1 – 4 above.
- c. The name and address for Additional Insured endorsements and Certificates of Insurance is:
County of Sonoma, its officers, agents, and employees
Attn: Permit Sonoma
2550 Ventura Ave
Santa Rosa, California 95403.
- d. Required Evidence of Insurance shall be submitted for any renewal or replacement of a policy that already exists, at least ten (10) days before expiration or other termination of the existing policy.
- e. Consultant shall provide immediate written notice if: (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; or (3) the deductible or self-insured retention is increased.
- f. Upon written request, certified copies of required insurance policies must be provided within thirty (30) days.

8. Policy Obligations

Consultant's indemnity and other obligations shall not be limited by the foregoing insurance requirements.

9. Material Breach

If Consultant fails to maintain insurance which is required pursuant to this Agreement, it shall be deemed a material breach of this Agreement. County, at its sole option, may terminate this Agreement and obtain damages from Consultant resulting from said breach. Alternatively, County may purchase the required insurance, and without further notice to Consultant, County may deduct from sums due to Consultant any premium costs advanced by County for such insurance. These remedies shall be in addition to any other remedies available to County.

Exhibit D

Consultant will be provided with staff-level access (via VPN) to Accela pursuant to this contract.

1. Only authorized users shall access the County's Accela system, and Consultant shall not allow others access. Computers with access to the County's system shall not be left unattended. Computers with access to the County's system shall be password protected.
2. Consultant shall not view, browse, or otherwise access permitting records that are not assigned to Consultant to review.
3. Under no circumstances will Consultant modify records that are not assigned to Consultant for review.
4. Any computer utilized to access the County's VPN shall have current virus protection software.
5. Consultant will immediately notify the County of any breach of these requirements.