

**IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE
PO BOX 245
MANCHESTER, CA 95459**

Fee Schedule Table - (effective 01 Feb 2008)

Permit	Permit Cost	Permit Duration	Renewable	Extendible
A. <u>New Home Construction</u> Including but not limited to main dwelling, garage, hot tub, satellite dish, propane tank enclosure, garbage enclosure, woodshed, off street parking screen. The exterior construction must be completed within 12 months from start of construction.	\$1,500 and a \$750 PD (see note 3.)	for 1 year	yes, twice, see (B) if construction <u>not</u> started	yes, twice, see (C) and (D) if construction started
B. Permit Extension for new home NOT under construction This applies to new home construction permit (A) where construction has not commenced.	\$150	for years 2 and 3	n/a	n/a
C. First Permit Extension for a new home under construction This extension applies to permit (A) where exterior construction cannot be completed in the 12 month time frame of the original permit.	\$500	for 3 months	n/a	n/a
D. Second Permit Extension for a new home under construction This extension applies to permit (A) where exterior construction cannot be completed in the 12 month time frame of the original permit plus the first 3 month permit extension (C).	\$1,000	for 3 months	n/a	n/a
E. <u>Major Exterior Improvements</u> This permit is for a free standing garage or any construction that extends the original perimeter of the dwelling. The exterior construction must be completed within 12 months from start of construction.	\$750 and a \$375 PD (see note 3.)	for 1 year	yes, twice, see (F) if construction <u>not</u> started	yes, once, see (G) if construction started
F. Permit Extension for major exterior improvement NOT under construction This applies to major exterior improvement construction permit (E) where construction has not commenced.	\$150	for years 2 and 3	n/a	n/a
G. Permit Extension for a Major Exterior Improvement under construction This extension applies to permit (E).	\$500	for 3 months	n/a	n/a
H. <u>Minor Exterior Improvements over \$4,000</u> This covers the construction of costly projects such as deck extensions and additions. Construction must be completed within 2 months from start of construction	\$200	for 1 year	no	no
I. <u>Minor Exterior Improvements less than \$4,000</u> This covers the construction of wood or trash enclosures or the placement and screening of propane tanks. Construction must be completed in 2 months	\$100	for 1 year	no	no

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Notes:

1. IBADC will grant construction permit extensions at no cost to the permit holder for causes beyond the control of the permit holder resulting in construction delays. Delays such as Coastal Commission procedures, County errors, IBADC errors, unforeseen foundation problems, long term illnesses, construction worker's strikes and the like will be considered when the permit holder presents written proof. Typical construction delays such as late material deliveries will be considered only when causing major work stoppages.
2. Fees are non-refundable.
3. Performance Deposits (PD) will apply for New Home Construction and Major Exterior Improvements. These serve to assure that the permit holder complies with providing written verification by a licensed surveyor or civil engineer of the foundation location and building height and, **upon compliance are fully refundable**. Deposits will be held in interest bearing accounts.
4. Fees associated with (A) may be paid in two installments, one half with initial submittal and one half prior to the Phase II meeting.
5. All permit fees shall be tripled for permit applications related to work performed without an IBADC permit.
6. Failure to comply with the permitting process and the above fee structure can ultimately result in legal action for removal of all non-permitted work.
7. Should any project under construction not finish within the herein specified time frames, the owner must apply for a new permit suited for the remaining work only. Fees will be triple the published amount.
8. A notification letter to IBADC is required prior to performing any outside maintenance work regardless of whether a permit is required. (See Table of Minor Exterior Improvements for specific permitting details.)
9. Examples of permit durations:
 - a. For a new home construction or a major exterior modification, the clock starts ticking when the project receives a provisional approval (for example on 01 Jan 06). Assuming a construction permit is issued and construction starts on 31 Dec 06, and since construction must be completed in 12 months, the permit will now expire 30 Dec 07. Under this scenario, having paid the basic fee, the property owner obtained a 2 year window from the date of the provisional approval to complete construction.
 - b. If in the above example, the property owner knew that construction could not start before 31 Dec 06, he or she would apply for a 12 month extension yielding a new permit expiration date of 31 Dec 07. Construction could start as late as 31 Dec 07, and since construction must be completed in 12 months, the permit will now expire 30 Dec 08. Under this scenario, the property owner benefited from paying the basic fee plus one extension thus obtaining a 3 year window from the date of the provisional approval to complete construction.