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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4032

AN ORDINANCE regarding permit fees under the Bellevue Construction Code and Land Use Code; amending fees under the Uniform Building, Mechanical, Plumbing, Swimming Pool, and Solar Energy Codes; amending fees under the Electrical Code; amending fees under the Land Use Code, and amending Bellevue City Code 23.10.050, 23.30.250, 23.50.020, 23.60.030, 23.19.040 and 23.10.052 and Ordinance No. 3977.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 1 of Ordinance No. 3977 and Bellevue City Code 23.10.050 are amended to read as follows:

23.10.050 Uniform Building Code Section 304 amended -- Building permit fees.

Section 304 of the Uniform Building Code is amended to read as follows:

"Section 304.

"(a) Building permit fees. A fee for each building permit shall be paid to the Building Official, as set forth in Table No. 3-A.

"The determination of value or valuation under any of the provisions of this code shall be made by the Building Official on the basis of the Building Valuation Data published quarterly in the International Conference of Building Officials' Building Standards. The valuation to be used in computing the permit and plan-check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems or any other permanent work or permanent equipment.

"Where work for which a permit is required by this Code is started or proceeded with prior to obtaining said permit, the fees specified in Table No. 3-A shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein:

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"Table No. 3-A -- Building Permit Fees

Total Valuation	Fees
$1.00 to $500.00	$17.00
$501.00 to $2,000.00	$17.00 for the first $500.00 plus $2.60 for each additional $100.00 or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00	$55.50 for the first $2,000.00 plus $10.30 for each additional $1,000.00 or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$290.70 for the first $25,000.00 plus $7.70 for each additional $1,000.00 or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$481.60 for the first $50,000.00 plus $5.00 for each additional $1,000.00 or fraction thereof, to and including $100,000.00
$100,001.00 and up	$738.20 for the first $100,000.00 plus $4.30 for each additional $1,000.00 or fraction thereof

"(b) Plan-checking Fees. When a plan or other data is required to be submitted by Subsection (b) of Section 302, a plan-checking fee shall be paid to the City.

"Said plan-checking fees shall be 65 percent of the building permit fees as set forth in Table No. 3-A. The plan-checking fees for "fast-track" projects under Section 303(a) shall be 100 percent of the building permit fees as set forth in Table No. 3-A.

"Where plans are incomplete, or changed so as to require additional plan checking, an additional plan-check fee shall be charged at a rate established by the Building Official.

"At the time of submitting plans and specifications, an applicant shall deposit a cash security with the Building Official in an amount equal to the total floor area of all structures described by the plans multiplied by $.02 per square foot. At the time the building permit is issued or at such time as determination is made not to issue the permit or the application is withdrawn, the fee shall be computed as set forth above and the cash security deposit shall be applied against the fee.

"The Building Official shall remit any excess of the deposit over the plan-check fee owed. If the deposit is insufficient to cover the plan-check fee owed, the applicant shall pay the amount of the insufficiency. In the event that plans are not retrieved by an applicant the Building Official shall retain the security deposit.

"(c) Surcharge for Public Works Review. Whenever a plan-checking fee is required by this section for proposed construction of buildings other than those of Groups R3 and M Occupancies, a surcharge to defray costs of plan review, survey and inspections by the Department of Public Works and Utilities shall be paid to the Building official. Said surcharge shall be 60 percent of the sum of the building permit fees as set forth in Table 3-A together with the plan-checking fee calculated pursuant to Subsection (b) of this Section.

"(d) Expiration of Plan Check. Upon expiration of an application for building permit, plans submitted for checking may thereafter be returned to the applicant or destroyed by the Building Official. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan-check fee.

"(e) Other Inspections and Fees:

"1. Inspections outside of normal business hours (minimum charge -- two hours) $33.00 per hour

"2. Reinspection fee assessed under provisions of Section 305(g) $33.00 per hour

"3. Inspections for which no fee is specifically indicated (minimum charge - one-half hour) $33.00 per hour

"4. Additional plan review required by changes, additions or revisions to approved plans hour (minimum charge -- one-half hour) $33.00 per hour

"(f) Fee Refunds.

"1. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

"2. The Building Official may authorize the refunding of not more than 80 percent of the building permit fee paid when no work has been done under a permit issued in accordance with this code.

"3. The Building Official may authorize the refunding of not more than 80 percent of the plan-checking fee paid when an application for a permit for which a plan-checking fee has been paid is withdrawn or cancelled before any plan-checking is done.

"The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment."

"(g) Processing Fee.

In addition to the fees specified above, a processing fee shall be paid to the Building Official for each building permit (and each demolition permit) in the amount of $15.00, provided such processing fee shall not apply to permits for single family dwellings or for additions to or alterations of single family dwellings. For purposes of this section, single family dwelling shall mean a building containing but one kitchen, designed for occupancy exclusively by one family.

"(h) Systems Development Fee.

In addition to the fees specified above, a systems development fee shall be paid to the Building Official for each building permit (and each demolition permit) in the amount of $10.00.

Section 2. Section 2 of Ordinance No. 3977 and Bellevue City Code 23.30.250 are amended to read as follows:

23.30.250 <u>Fees.</u>

A. General Minimum Fees. The following schedule of fees shall be collected by the building official as a condition precedent to issuance of permits required under the electrical code. Where no definite method is prescribed in this section for calculating the amount of fee for an electrical permit, or the checking of plans pertaining thereto, such fee shall be determined by the building official as near as may be to cover the costs of plan checking, permit and inspection. When electrical wiring is done without the required permit, the fee shall be double the fee fixed by this chapter. All fees shall be paid in full before final approval is given.

B. Electrical Permit Fee. A permit fee for electrical permits shall be determined based on contract price or time and materials as follows (where contract price is unknown, the

value of work shall be determined by the building official. Contract price is defined as all labor and materials required to complete the electrical installation):

1. Where the contract cost is $250.00 or less, $29.00;

2. Where the contract cost is $251.00 to $1,000.00, $29.00 plus three percent of the cost over two hundred fifty dollars;

3. Where the contract cost is $1,001.00 to $5.000.00, $60.00, plus one and one-half percent of the cost over one thousand dollars;

4. Where the contract cost is $5,001.00 to $50,000.00, $145.00 plus one percent of the cost over five thousand dollars;

5. Where the contract cost is $50,001.00 to $250,000.00, $784.00, plus eight-tenths of one percent of the cost over fifty thousand dollars;

6. Where the contract cost is $250,001.00 to $1,000,000.00, $3,057.00 plus six-tenths of one percent of the cost over two hundred fifty thousand dollars;

7. Where the contract cost is $1,000,001.00 and above, $9,451.00, plus four-tenths of one percent of the cost over one million dollars;

   Limited voltage installation shall be twenty-five percent of the above amounts, with a twenty dollar minimum;

8. Swimming pools, hot tubs, saunas, and similar installations require a separate permit in the amount of $35.00.

   The fee for service changes and remodeling, residential only, shall be:

   a. Service change, one hundred amp to two hundred amp, $14.00 plus $.70 per circuit pick-up and $1.40 for each new circuit.

   b. Service change, two hundred amp to six hundred amp, $35.00 plus $.70 per circuit pickup and $1.40, for each new circuit;

9. Signs (new circuit installations), $29.00.

10. Fees for temporary service on construction sites are as follows:

Size	Fee
1 to 125A	$ 29.00
126 to 200A	43.00
201 to 400A	64.00
401 to 500A and above	in accordance with subdivisions 1 through 7 of this subsection

11. Carnivals. Fees for temporary service at carnivals are as follows:

Base fee	$ 71.00
Charge per concession	14.00
Maximum charge	355.00

C. Plan Checking Fee. Where plans or specifications, or both, describing an electrical installation are checked by the building official to determine the extent of their compliance with the electrical code, the charge shall be ten percent of the fee prescribed for an electrical permit based on such plans and/or specifications. Ten percent of the total fee must be paid before the plans and/or specifications are checked and shall be transmitted to the clerk for deposit to the general fund. If the plans are approved and the application for a permit granted within six months of the date of filing for checking, the amount of the plan checking fee shall be allowed as a credit upon the permit fee.

D. Redesign Fee. Where a redesign is submitted after one design has been checked, whether approved or not, an additional fee shall be paid for in proportion to the amount of the design affected. Credit upon the permit fee shall be limited to ten percent of the permit fee for the finally approved installation.

E. Fee When Costs Unknown. When the cost of the job is not known at the time the plans and/or specifications are submitted for checking, the building official shall estimate the cost of the proposed installation and determine the amount of examination and permit fees. If protest is made in writing to the estimate and charge, the fee collected shall be deposited in a suspense fund created for that purpose until work is completed and proof of cost submitted by

applicant. Any excess of deposit shall be returned to the permittee and the residue transmitted to the city general fund.

F. Complexes. A separate permit is required for each building of an apartment or condominium complex. If individual buildings do not have a separate contract price, the total price contract shall be divided by the number of buildings in the complex to determine the contract price for each building.

G. In addition to the fees specified above, a processing fee shall be paid to the building official for each permit in the amount of $15.00, provided such processing fee shall not apply to permits for single family dwellings. For purposes of this section, single family dwelling shall mean a building containing but one kitchen, designed for occupancy exclusively by one family.

H. Systems Development Fee. In addition to the fees specified above, a systems development fee shall be paid to the Building Official for each permit in the amount of $10.00.

Section 3. Section 3 of Ordinance No. 3977 and Bellevue City Code 23.50.020 are amended to read as follows:

23.50.020 Section 304 amended -- Fees.

Section 304, Fees, of the Uniform Mechanical Code, is amended to provide as follows:

"Permit Fees. Any person desiring a permit required by this Code, shall at the time of issuance, pay a fee as required by this Section.
For issuing each permit $15.00,
provided the fee for single family dwellings shall be $10.00

In addition the following fees:

(a) Residential Installations. Single family residences and two family dwellings (R3 occupancy class) and each individual dwelling unit within apartments, condominiums, hotels, motels or dormitories (R1 occupancy class) individually heated and/or air conditioned except those required to be of fire resistive or of one hour construction.

(1) For the installation or relocation of each forced-air or gravity-type furnace, including ducts and gas piping attached to such appliance, up to 160,000

	B.T.U.'s	$ 21.00
	With air conditioning or heat pump	39.00
(2)	For the installation or relocation of each forced-air or gravity-type furnace, including ducts and gas piping attached to such appliance	
	160,000 B.T.U.'s and over	29.00
	With air conditioning or heat pump	46.00
(3)	Heat pumps without duct work.	
	Single family dwelling	21.00
	Dwelling units in a two-family dwelling, apartment, condominium, hotel, motel or dormitory.	
	Each for first 3 typical units	21.00
	Each for all others in building	12.00
(4)	For the installation or relocation of each wood stove heater, wallheater, floor mounted unit heater, or floor furnace including gas piping attached to the appliance	14.00
(5)	For the installation, relocation or replacement of all classes of appliance vents.	
	Each	12.00
(6)	For each appliance or piece of equipment regulated by this Code but not classed in other appliance categories or for which no other fee is listed in this code	21.00
(7)	For the repair of, alteration of, or addition to each residential heating appliance, or comfort cooling unit. For work valued up to but not exceeding $500.00	12.00
	For work valued at more than $500.00 but not exceeding $1,000.00	16.00
	For each additional $1,000.00 or fraction thereof over the first $1,000.00	12.00

(b) Commercial Installations. All occupancies not classified as residential and those residential installations required to be of fire resistive or of one hour construction.

(1) For the installation, replacement or relocation and repair of each commercial heating ventilation or air conditioning unit, equipment or system, shall be determined on the following basis.

For work valued up to but not exceeding $500.00	12.00
For work valued at more than $500.00, but not exceeding $1,000.00	16.00
For each additional $1,000.00 or fraction thereof over the first $1,000.00	12.00

(2) Fee for installation and inspection of gas piping when not attached to appliances regulated by this Code.

For low pressure systems (.t psi)	14.00
For medium pressure systems (2 or 5 psi)	21.00

(3) Tanks up to 700 gallons	7.00
Tanks over 700 gallons	11.00

(4) Plan check: All plans submitted as required in Uniform Mechanical Code shall be accompanied by a plan check fee equal to one-half the permit fee or fees called for in this section. The plan check fee shall be paid in addition to the permit fee or fees.

(c) General. The fee called for in this section does not include the electrical wiring, the fee for the installation of which is covered in the Bellevue City Code, Section 23.30.250.

(d) Requested Inspection Fees. Whenever a special inspection which is not scheduled in the City's regular inspection program is requested, such inspection shall be given as soon as convenient upon payment to the Building Official of the fee specified below.

(1) Single and two family dwellings (Occupancy Class R3)	71.00
(2) Apartment houses (Occupancy Class R1) (plus $7.10 for each dwelling unit in excess of 3)	106.00

(3)	Hotels (Occupancy Class R1) (plus $3.50 for each sleeping room in excess of 5)	106.00
(4)	All other occupancies one and two stories in height up to 10,000 square feet (plus $7.10 for each additional 1,000 square feet)	106.00
(5)	All other occupancies three stories and above (plus $21.00 for each story in excess of 3)	106.00

(e) Systems Development Fee. In addition to the fees specified above, a systems development fee shall be paid to the Building Official for each permit in the amount of $10.00.

Section 4. Section 4 of Ordinance No. 3977 and Bellevue City Code 20.60.030 are amended to read as follows:

23.60.030 Section 20.7 amended -- Cost of permit.

Section 20.7, Cost of Permit, of the Uniform Plumbing Code, is amended to provide:

"A. Every applicant for a permit to install, add to, alter, relocate or replace a plumbing or drainage system, or fire sprinkler system, or part thereof, shall state in writing on the application form provided for that purpose, the character of work proposed to be done and the amount and kind in connection therewith, together with such information pertinent thereto as may be required.

"Such applicant shall pay for each permit issued at the time of issuance, a fee in accordance with the following schedule, and at the rate provided for each classification shown therein.

"Any person who shall commence any plumbing work for which a permit is required by this code without first having obtained a permit therefor shall, if subsequently permitted to obtain a permit, pay double the permit fee fixed by this section for such work, provided, however, that this provision shall not apply to emergency work when it shall be proved to the satisfaction of the building official that such work was urgently necessary and that it was not practical to obtain a permit therefor before the commencement of the work. In all such cases a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such permit, a double fee as herein provided shall be charged.

"For the purpose of this section a sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached shall be construed to be a fixture. Fees for reconnection and retest of existing plumbing system in relocated buildings shall be based on the number of plumbing fixtures, gas systems, water heaters, etc., involved.

"When interceptor traps or house trailer site traps are installed at the same time as a building sewer on any lot, no sewer permit shall be required for the connection of any such trap to an appropriate inlet fitting provided in the building sewer by the contractor constructing such sewer.

"When a permit has been obtained to connect an existing building or existing work to the public sewer or to connect to a new private disposal facility, backfilling of private sewage disposal facilities abandoned consequent to such connection are included in the building sewer permit.

"Before a permit may be issued for the installation, construction or replacing of plumbing fixtures, the following requirements must be met and the fees specified must be paid.

"I. Plumbing Plan Examining Fees.

(a) Two sets of mechanical plumbing plans and specifications giving the information required in subsection (b) shall be submitted with an application to the building official before the issuance of any plumbing permit for installation, alteration, or remodeling; except for a single family dwelling or a residential duplex.

(b) The plumbing plan to be filed under this section shall contain the following information:

(1) A drawing shall be supplied, showing size of sanitary or sewer pipe. Method of connection to city sewer, or other approved method of disposal shall be shown on the drawing;

(2) A drawing shall be supplied showing underground building drain;

(3) A riser diagram shall be supplied with relation to buildings three stories or more in height, showing waste and vent piping, sized to comply with the Uniform Plumbing Code;

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(4) A drawing shall be supplied showing the location of all plumbing fixtures proposed;

(5) A copy of the specifications, describing fixtures, appliances, roof drains, floor drains, and other appurtenances shall be supplied;

(6) For single family dwelling and residential duplex buildings, the site or plot plan shall include the following information: Size and type of material of water service, elevation of lowest floor containing plumbing fixtures, and the elevation of city sewer manhole lid downstream from and within two hundred feet of building;

(7) Before the approval of a plumbing permit the following permit plan examining fee shall be paid;

A.	Allowing the first twenty plumbing fixtures, appliances, or devices, and the first floor provided the fee for single family dwellings shall be $10.00. For purposes of this section, single family dwelling shall mean a building containing but one kitchen, designed for occupancy exclusively by one family.	$18.00
B.	An additional fee for each ten fixtures, appliances, or devices, or fraction thereof, in addition shall be	8.80
C.	For each additional floor level above the first floor	8.80

"II. Before a permit may be issued for the installation, construction, or replacing of plumbing fixtures, or alteration or repair of a plumbing or drainage system, fees in accordance with the following table shall be paid:

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(1)	For the issuance of permits and first fixture, appliance, device, rain water leader or opening for future connection	$18.00
(2)	For each additional fixture, appliance, device or opening for future connection	6.60
(3)	For each installation or water service pipe or replacement of water service pipe:	
	A. 3/4" and 1"	14.00
	B. 1-1/4" and 1-1/2"	21.00
	C. 2"	29.00
	D. 3"	35.00
	E. 4"	43.00
	F. For fixture supply piping alone, the same fee schedules as in A through E shall apply.	
	G. For each water backflow protection device, the fee shall be based on water pipe size as in A through E.	
(4)	For each trailer space in a trailer park or outside a trailer park, having a drain or water connection	43.00
(5)	For each fire hydrant or fire hose valve	8.80
(6)	For each lawn or landscape sprinkling system, the water service supply pipe for sprinkling systems, including low pressure backflow preventer valve, or the sprinkler circuit valve and vacuum breaker shall be based on the same fee schedule as for water services under subsections (3)A through E. The fee for a sprinkler valve and vacuum breaker replacement shall be based on the fee schedule under sections (3)A through E.	

(7) For water service to main control valve for automatic fire sprinkler system, the minimum fee 21.00

(8) Requested inspection fees. Whenever a special inspection which is not scheduled in the city's regular inspection program is requested, such inspection shall be given as soon as convenient on the payment to the building official of the fee specified below:

A. Single and two family dwellings (Occupancy Class R3) 35.00

B. Apartment houses (Occupancy Class R1) (plus $3.50 for each dwelling unit excess of 3) 57.00

C. Hotels (Occupancy Class R1) (plus $1.80 for each sleeping room in excess of 5) 57.00

D. All other occupancies one and two stories in height up to 10,000 square feet (plus $3.50 for each additional 1,000 square feet) 57.00

(9) Fees for fire extinguishing sprinkler system permits shall be as follows:

1. 50 heads or less 35.00

2. 51 heads to 100 heads (plus .55 cents a head in excess of 50) 35.00

3. Over 100 heads (plus .44 cents a head in excess of 100) 64.00

"For the purpose of this section, 'fixture' means and includes any appliance which connects to water, drain or vent, except that no hose bib or sillcock shall be considered a 'fixture.'

"Fees for inspections outside of regular working hours shall be charged for at a rate of one and one-half times the hourly rate of the inspector, minimum charge, two hours."

"B. Fee Refunds.

"1. The building official may authorize the refunding of any fee hereunder which was erroneously paid or collected.

"2. The building official may authorize the refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

"3. The building official may authorize the refunding of not more than 80 percent of the plan review fee when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.
"The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment."

"C. Systems Development Fee. In addition to the fees specified above, a systems development fee shall be paid to the Building Official for each permit in the amount of $10.00.

Section 5. Section 5 of Ordinance No. 3977 and Bellevue City Code 23.19.040 are amended to read as follows:

23.19.040 <u>Part One -- Section 1.8 amended</u>.

Part One, Section 1.18 is amended to read as follows:

"Every applicant for a permit to install, alter or repair a swimming pool system or part thereof, shall state in writing on the application form provided for that purpose, the character of work proposed to be done and the amount and kind in connection therewith, together with such information pertinent thereto as may be required.

"Such applicant shall pay for each permit at the time of permit issuance a fee in accordance with the following schedule, and at the rate provided for each classification shown therein.

"Any person who shall commence any swimming pool work for which a permit is required by this Code without having obtained a permit therefor shall, if subsequently permitted to obtain a permit, pay

double the permit fee fixed by the section for such work, provided, however, that this provision shall not apply to emergency work when it shall be demonstrated to the satisfaction of the Administrative Authority that such work was urgently necessary and that it was not practical to obtain a permit therefor before the commencement of the work. In all such cases a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such permit, a double fee as herein provided shall be charged.

"SCHEDULE OF FEES

For each swimming pool:

Other than private pool	$60.00
Private pool	46.00
Replacing of piping	21.00

In addition to the fees specified above, a processing fee shall be paid to the building official for each permit in the amount of $15.00.

Further, in addition to the fees specified above, a systems development fee shall be paid to the Building Official for each permit in the amount of $10.00.

"Extra inspections:
When extra inspections are necessary by reason of deficient or defective work, or otherwise through fault or error on the part of the holder of the permit or on the part of his employees, only one such extra inspection shall be made under the regular fees as herein prescribed; and for each and every further extra visit or inspection for which the holder of the permit or his employee is entirely responsible, a fee of $14.00.

Whenever it shall be necessary to make any additional inspection due to the failure or neglect of the applicant to give the correct address or location of the work specified in the permit when applying therefor, for each additional inspection a fee of $14.00."

Section 6. Section 6 of Ordinance No. 3977 and Bellevue City Code 23.10.052 are amended to read as follows:

23.10.052 <u>Uniform Solar Energy Code Section 20.6 amended -- Costs of permit</u>.

Section 20.6 of the Uniform Solar Energy Code, as adopted by this chapter, is amended to read as follows:

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"20.6 Every applicant for a permit to do work regulated by this Code, shall state in writing on the application form provided for that purpose, the character of work proposed to be done and the amount and kind in connection therewith, together with such information pertinent thereto, as may be required.

"Such applicant shall pay for each permit at the time of issuance, a fee in accordance with the following schedule, and at the rate provided for each classification shown herein.

"Any person who shall commence any work for which a permit is required by this code without first having obtained a permit therefore shall, if subsequently permitted to obtain a permit, pay double the permit fee fixed by this section for such work, provided, however, that this provision shall not apply to emergency work when it shall be provided to the satisfaction of the building official that such work was urgently necessary and hat it was not practical to obtain a permit therefore before the commencement of the work. In all such cases, a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such a permit, a double fee as herein provided shall be charged.

"SCHEDULE OF FEES

"1.	For issuing each permit	$15.00
"2.	For collectors (including related piping and regulating devices) -- up to 2,000 square feet ($93m^2$)	7.10
	More than 2,000 square feet ($186M^2$)	7.10 plus 1.40 per 1,000 square feet ($93m^2$) or fraction thereof over 2,000 square feet ($186m^2$)
"3.	For storage tanks (including related piping and regulating devices)	7.10
"4.	For rock storage	7.10
"5.	For each appliance or piece of equipment regulated by this Code for which no fee is listed	7.10

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"6. Plan check fee. Where specific plans are required, a plan check fee shall be charged equal to one-half the total permit fee, excluding the permit issuance. Note: These fees do not include permit fees for any parts of the solar system which are subject to the requirements of other applicable codes.

7. In addition to the fees specified above, a systems development fee shall be paid to the Building Official for each permit in the amount of $10.00.

Section 7. Section 7 of Ordinance No. 3977 is amended to read as follows:

	Land Use Review Fee	Environmental Review Fee
Process I		
o Reclassification/Rezones	$2,237	$378
o Conditional Use	1,958	378
o Shoreline Conditional Use	1,958	378
o Preliminary PUD	3,437	378
o Administrative Amendment	995	171
o PUD Combination, Preliminary and Final	3,851	378
o Other Process I Decisions	Hourly rate for existing conditions	
o Conditional Use, Exemption	58	N/A
o Shoreline Conditional Use, Exemption	58	N/A
o PUD, Exemption	58	N/A
o Protected Area Development, Extension	3,437	378
Process II		
o Administrative Conditional Use	1,511	378
o Design Review		
- CBD - Major	6,047	378
- Non-CBD - Major	1,511	378
- Alternative Landscape	995	171
- Fence Height	102	171
- Minor - A Design Review that meets the criteria for a minor design review as determined by administrative		

order issued by Director of Design and Development	995	171
o Class 2 Home Occupation	208	N/A
o Simple Amendment, except as listed below	206	171
o Simple Amendment		
Fence Height	22	N/A
Home Occupation	22	N/A
o Final PUD, Administrative	995	N/A
o Final PUD, City Council Review Option	995	N/A
o Other Process II Decisions	Hourly rate for existing conditions	
o Design Review, Exemption	58	N/A
o Administrative Conditional Use, Exemption	58	N/A
Process III		
o Board of Adjustment Variance (LUC or Shoreline)	995	171
o Administrative Variance (LUC or Shoreline)	995	171
o Other Process III Decisions	Hourly rate for existing conditions	
o Protected Area Development Exemption		
- Hearing	1,958	378
- Administrative	1,958	378
o Wetland Boundary Adjustment		
- Hearing	3,437	378
- Administrative	3,437	378
Process IV		
o Private Comprehensive Plan Amendment	2,237	378
o Other Process IV Decisions	Hourly rate for existing conditions	
Shoreline Substantial Development Permit		
o Nonsingle Family	382	378
o Single Family	153	171
o Exemption from substantial development permit	102	171

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Sign Code		
o Sign Permit - under 25 sf	22	171
o 25 sf +	109	171
o Sign Variance	109	171
Other LUC Decisions		
o Temporary Use Permit	66	171
o Child Care Registration	22	N/A
o Class 1 Home Occupation	22	171
o Boarding House/Bed & Breakfast	22	N/A
Short Subdivision/Short Subdivision Revisions		
o Preliminary	378	171
o Final	480	N/A
o Combined Preliminary + Final	857	171
o Boundary Line Adjustment	378	171
o Declaration of Lot Combination	73	N/A
o Short Plat Corrections	73	N/A
Plats		
o Preliminary	3,437	378
o Final	995	N/A
o Modification	995	171
o Correction	73	N/A
o Binding Site Plan	73	N/A
Land Use Plan Checking		
o Residential (1-3 Units)	30	171
o Commercial & Residential (4 or more units)	229	378
o Single Family Alteration	27	171
o Commercial Alteration	102	171
o Revision to Approved Building Permit	Same as original	
o Single Family Sensitive Area w/SEPA	153	171
Land Use Decision for which an objection has been filed	Fee for original decision minus 50% of amendment or variance fee previously paid	

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OTHER SEPA DECISIONS

o Annexations	$378
o Demolition	171
o Clear & Grade	
Long	378
Short	171
o ROW Use Permits	171
o Street Vacations	171
o Sensitive Areas	
If an application relates to property in a sensitive area, the sensitive area fee must be paid in addition to the base environmental review fee.	
$171 base fee plus	171
$378 base fee plus	515
o Mitigated DNS	Applicant shall pay hourly fee for staff hours exceeding 15. Will bill upon completion and must be collected prior to permit issuance.
Permit Review Processing Fee	$15
Systems Development Fee	$10

These fees apply to all land use permit applications listed above and must be paid in addition to any permit review or environmental review fee for each application filed.

Refund/Waiver

A. Refunds are hereby permitted, if applications are withdrawn, as follows:

1. 50% prior to DNS when SEPA decision is required.
2. 50% prior to public notice for those exempt from SEPA.
3. 50% refund prior to application routed to other Departments when exempt from SEPA and Public Notice.

B. No fee established hereunder shall apply to the following:

1. A city project funded by any City-controlled non-utility funding source.

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2. A private project which is part of a city sponsored stream enhancement program.

Section 8. The fees established hereunder shall apply to all applications filed after the effective date of this ordinance.

Section 9. The fees established hereunder shall be adjusted on January 1 of each year by increasing or decreasing the fees by the percentage increase or decrease in the Seattle Consumer Price Index for Urban Wage Earners and Clerical Workers for the annual period ending June 30 of the preceding year.

Section 10. This ordinance shall take effect and be in force thirty days after final passage by the City Council.

PASSED by the City Council this 17th day of July, 1989, and signed in authentication of its passage this 17th day of July, 1989.

(SEAL)

Nan Campbell

Nan Campbell, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard Gidley

Richard Gidley, Deputy City Attorney

Attest:

Marie K. O'Connell

Marie K. O'Connell, City Clerk

Published July 31, 1989