

1497C  
12/09/91

# ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4316

AN ORDINANCE regarding permit and approval fees under the Bellevue Construction Code and the Land Use Code for the Design and Development Department and development services fees under the Bellevue City Code for the Storm and Surface Water Utility; amending Ordinance No. 4258 and superceding Ordinance No. 4254.

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

Section 1. Ordinance No. 4254 is superceded by this ordinance effective January 1, 1992, provided said Ordinance No. 4254 will continue to apply as set forth in Section 17 hereof.

Section 2. Sections 2-15 of Ordinance No. 4258 are amended to read as follows:

## Section 2. Scope of Ordinance

This ordinance establishes the fees for all permits and approvals for which the Design and Development Department is the permit authority and the fees for development services for the Storm and Surface Water Utility. Fees collected by the Design and Development Department for other permit authorities are established under separate ordinances, except as noted. For the purpose of this ordinance, the term "Director" means the Director of the Design and Development Department or an authorized representative or the Director of the Storm and Surface Water Utility or an authorized representative, as applicable. The term "Building Official" means the Building Official or authorized representative.

## Section 3. Responsibility for Payment of fees

The applicant for a permit or approval is responsible for the payment of the fees established by this ordinance. The following requirements shall apply to the payment of fees:

1. No application for a permit or an approval under the Bellevue City Code including the Construction Code, Land Use Code, and Clear and Grade Code will be accepted for filing by the City unless all fees which any City Code or regulation requires to be paid at the time of filing have been paid.

2. No plans or specifications relating to any application filed with the City under the Bellevue City Code, including the Construction Code, Land Use Code, and Clear and Grade Code will be reviewed by the City

until all fees which any City code or regulation requires to be paid for review have been paid.

3. No final inspection will be done nor certificate of occupancy issued until all fees which any City code or regulation requires to be paid prior to such final inspection or issuance of certificate of occupancy have been paid.

4. No final decision on an application for a permit or approval will be made until all fees which any City code or regulation requires for that application have been paid except as authorized by the applicable Director.

5. If dispute arises as to the validity, or correct amount of a billed hourly fee, the fee determined by the City must be paid before the City will conduct any further review or take any action on the application. The fee may be paid under protest, in which case the applicant shall specify in writing within thirty (30) days of the statement date the reason why such fee is not due or is due in a different amount than requested by the City. Within thirty days of payment the applicable Director shall make a final determination of whether the fee is due or, if the dispute is as to the amount of the fee, a final determination as to the amount due. There is no administrative appeal of that decision.

6. The City may stop review of an application at any time any fee required for the application is more than 30 days delinquent. If any required fee is not paid within 90 days of the date due, the Director may cancel the application, and if work is under way, may issue a stop work order.

#### Section 4. Administration and Enforcement; Annual Review

The applicable Director is authorized to interpret the provisions in this ordinance applicable to their department; the Director's decision will be final. The Design and Development fees established here will be reviewed annually, and, effective January 1 of each year, will be administratively increased or decreased, including an adjustment to reflect the current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers, as needed in order to maintain the cost recovery objectives established by the City Council. The Storm and Surface Water Utility fees established here will be administratively adjusted to reflect the current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers effective January 1 of each year.

#### Section 5. Types of Permits, Approvals and Development Services

The types and descriptions of the permits, approvals and development service covered in this ordinance are listed in Section 16.

Section 6. General Provisions for all Permits, Approvals and Development Services

1. NSF Payments: Any applicant whose payment of fees is returned to the City for Non-Sufficient Funds will be charged the City standard \$15.00 returned check fee. The fees and the returned check fee are due and payable within 5 working days of notification. Review of the project will be stopped or a stop-work order posted on the site of the project at the direction of the applicable Director, who will take other appropriate actions to collect amounts due. The City has no responsibility for any damages resulting to an applicant from a stop-work order.

2. Billings: Periodic billings for project review and development services for the previous calendar month will be sent by the 10th of the current month and are due and payable by the 1st of the following month. The final payment is due at the time of issuance, as established in the conditions for the approval, or prior to the issuance of the certificate of occupancy.

3. Late Payments: Any applicant whose account receivable payment is more than 30 days late will be charged a \$15.00 late charge. Review of the project will be stopped at the direction of the applicable Director, who will take other appropriate actions to collect amounts due.

4. City Projects: The Design and Development Department will charge all appropriate fees for utility funded and Capital Improvement Program Projects except as authorized by the Director. The Storm and Surface Water Utility will charge all appropriate fees to all city projects except as authorized by the Director.

5. Cancellation/Withdrawal: Where no permit or approval is issued or where an applicant withdraws an application prior to approval, the applicant remains responsible for payment for all or a portion of the fees based on costs incurred by the appropriate Department, as determined by the applicable Director.

6. Refunds: Any fee established in this ordinance which was erroneously paid or collected will be refunded. Refunds for applications or issued permits or approvals which are withdrawn or cancelled will be paid as follows:

a. Processing, systems development, and data development fees are nonrefundable except as noted above.

b. Applicants filing applications that are found insufficient and returned will receive 80 percent of the fees as a refund, except the State Building Code fee will be refunded 100 percent.

c. Applicants filing applications that are found sufficient will receive a refund amount of not more than 80 percent based on the

ORIGINAL

1497C  
12/09/91

costs incurred by the appropriate Department from submittal to the date of refund request, as determined by the applicable Director.

d. Refunds for applications for which all review is complete or the permit has been made ready-to-issue or has been issued and no construction work begun will be limited to no more than 80 percent of the building permit fee. No land use, plan review, or Storm and Surface Water review or inspection fees will be refunded once review or inspection is complete or approvals have been issued.

e. Refunds for fees collected by the Design and Development Department for other permit authorities will be refunded at the direction of the applicable department.

f. No refund will be processed for less than \$20.00 or as authorized by the applicable Director.

7. Definition of Single Family: For purposes of this ordinance, "single family" means a building containing not more than two dwelling units, each having only one kitchen and each designed for occupancy exclusively by one family.

8. Processing fee: In addition to the fees established here a \$15.00 processing fee will be levied on each permit or approval. This fee is due at submittal and will apply to each permit and approval, except single family, issued by the Design and Development Department or the Storm and Surface Water Utility.

9. System Development fee: In addition to the fees established here, a \$10.00 system development fee will be levied on each permit or approval. This fee, used to fund and maintain the automation system for development review staff, is due at submittal and will apply to each permit or approval issued by the Design and Development Department or the Storm and Surface Water Utility.

10. Data Development Fee: In addition to the fees established here, a \$19.00 data development fee will be levied on each permit or approval except those issued by the Storm and Surface Water Utility. This fee, used to fund staff positions associated with the administration of the Traffic Standards Code, is due at submittal and will apply to each permit and approval issued by the Design and Development Department.

11. Public Works Review fee: In addition to the fees established here, a \$378.00 public works review fee will be levied and collected for the Public Works Department for the following permits and approvals: BPCPA, BPNC, CUDN, DRCBD, DRMAJ, EIS, PFPUD, PP, PPUD, PSEPA, REZ (see Section 16). This fee is due at submittal and will be used to fund costs associated with the operation of the Public/Works Transportation traffic model associated with the Traffic Standards Code.

12. Consultants: The cost of retaining consultants when it is necessary to obtain required technical expertise, will be borne by the applicant.

13. Fee Calculation: The fees of all applications covered in this ordinance will be calculated using the fee schedule in effect at the time the fee is due.

Section 7. General Provisions for Design and Development Department Construction Permit Fees

1. General Provisions: These general provisions apply to the administration of fees for all construction permits as listed in Section 16.

2. Reinspection fee: In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

3. Add-on fees: Fees due after issuance as a result of a field inspection that identified a scope of work different from the work permitted are due and payable within 5 working days of notification.

4. Reprinting Permit: The fee for reprinting a permit due to loss or changes is \$10.00.

5. Valuation: Fees based on project valuation will have the valuation rounded to the nearest \$100.00.

6. Multifamily Projects: Separate building, mechanical, electrical, and plumbing permits are required for each building in a multifamily complex. If individual buildings do not have separate contract prices, the total contract price will be divided by the number of buildings in the complex to determine the contract price of each building.

7. Inspections and Other Fees:

a. The fee for inspections outside of normal business hours is \$39.17 per hour, with a minimum charge of two hours.

b. The fee for a reinspection is \$39.17 per hour, with a minimum charge of one hour.

c. The fee for an inspection for which no fee is specifically indicated is \$39.17 per hour, with a minimum charge of one hour.

d. The fee for additional plan review required by changes, additions, or revisions to approved plans is \$39.17 per hour, with a minimum charge of one-half hour.

1497C  
12/09/91

8. Work Without a Permit: It will be unlawful to proceed with any work or any portion of any construction, installation, alteration, or repair when the required fee has not been paid. When work for which a permit is required by the Bellevue Construction Code is started or proceeded with prior to obtaining that permit, the permit fees specified in this section will be doubled. This provision will not apply to emergency work when it is proved to the satisfaction of the Director that such work was urgently necessary and that it was not practical to obtain a permit 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 is an unreasonable delay in obtaining the permit, a double fee (as provided in this ordinance) will be charged. The payment of this double fee will not relieve any persons from fully complying with the requirements of the Bellevue Construction Code in the execution of the work or from any other penalties prescribed by law.

9. Fair Market Value: For the purposes of the fees established here, "Fair Market Value" is defined as the value of all the labor and materials required to complete the work. When the value is unknown, it will be determined by the Director.

#### Section 8. Building Permits

1. Types of Permits: The fees established here apply to building permits as listed in Section 16.

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 to \$500.00	\$20.10
\$501.00 to \$2,000.00	\$20.10 for the first \$500 plus \$3.10 for each additional \$100.00 or fraction thereof, to and including \$2,000
\$2,001.00 to \$25,000.00	\$65.70 for the first \$2,000.00 plus \$12.30 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$344.50 for the first \$25,000.00 plus \$9.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$570.80 for the first \$50,000.00 plus \$5.90 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00

ORIGINAL

1497C  
12/09/91

\$100,001.00 and up

\$874.90 for the first \$100,00.00  
plus \$5.10 for each additional  
\$1,000.00 or fraction thereof

2. Determination of Value: The determination of the value or valuation under any of the provisions of this ordinance will be made 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 plan review and permit fees will be the total fair market 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. The "gross area," used in conjunction with the ICBO building valuation, means the total areas of all floors - measured from the exterior face, outside dimensions, or exterior column line of a building - including basements, cellars, and balconies but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the exterior wall of the open side or sides will be the edge of the roof.

3. Plan Review Fees: When the plans and/or specifications describing the proposed construction are reviewed by the Building Official, the fee will be 65 percent of the building permit fee as shown on Table 3-A. A plan review deposit is due at submittal, and any excess of the deposit over the plan review fee owed will be refunded at issuance. If the deposit is insufficient to cover the plan review fee, the applicant will pay the amount of the insufficiency at the time of issuance. The plan review fee of an expedited project, as approved by the Director, will be 100 percent of the building permit fee as shown in Table 3-A and is in addition to the permit fee.

4. Public Works Surcharge: In addition to the fees established here, a surcharge will be levied and collected for the Public Works Department to defray costs of plan review, survey, and inspections. This fee is payable whenever a plan review fee is required by the Bellevue Construction Code for proposed construction of buildings other than those of Groups R3 and M Occupancies. This surcharge, 60 percent of the sum of the building permit fee and plan review fee, is due at issuance.

5. State Building Code Fee: The State Building Code fee is collected for the state on all building, spa, and satellite dish permits at the rate of \$4.50 each. The fee for new multifamily building permits is \$4.50 for the 1st unit and \$2.00 for each additional unit.

## Section 9. Electrical Permits

1. Types of Permits: The fees established here apply to electrical permits as listed in Section 16.

2. Plan Review Fee: When plans and/or specifications describing the electrical installation are reviewed by the Building Official, the fee will be 10 percent of the fee calculated for the electrical permit based on such plans and/or specifications. The plan review fee is due at submittal and is in addition to the permit fee.

3. Permit Fee: The permit fee for electrical permits is based on fair market value.

<u>Fair Market Value</u>	<u>Fee</u>
up to \$250	\$34.00
\$251 to \$1000	\$34.00 + 3% of cost over \$250
\$1001 to \$5000	\$71.00 + 1.5% of the cost over \$1,000
\$5001 to \$50,000	\$172.00 + 1% of the cost over \$5,000
\$50,001 to \$250,000	\$929.00 + .8% of the cost over \$50,000
\$250,001 to 1 million	\$3,624.00 + .6% of the cost over \$250,000
\$1,000,001 and above	\$11,205.00 + .4% of the cost over 1 million

4. Limited Voltage: Fees for limited voltage installations, those systems operating under 50 volts, are 25 percent of the above amounts, with a \$23.00 minimum.

5. Residential Service Changes: Fees for residential service replacement or upgrading are:

<u>SIZE</u>	<u>FEE</u>
100 amp to 200 amp	\$17.00 base fee plus \$.90 per existing circuit (10 minimum) and \$1.70 per new circuit
200 amp to 600 amp	\$42.00 base fee plus \$.90 per existing circuit and \$1.70 per new circuit

6. Signs: The fee for the new circuit installation required for a sign is \$34.00.

7. Swimming Pools, Hot Tubs, Spas and Saunas: The fee for a swimming pool, hot tub, spa (which each require an additional building permit) or sauna is \$42.00.

8. Temporary Power: The fees for temporary service on construction sites are:

<u>SIZE</u>	<u>FEE</u>
1 to 125 amp	\$34.00
126 to 200 amp	\$51.00
201 to 400 amp	\$76.00

## ORIGINAL

The fee for over 400 amps is based on the fair market value of the installation. The fee for carnivals (including art fairs, haunted houses, amusement rides, and other temporary events) is a \$84.00 base fee plus \$17.00 for each concession, with a maximum fee of \$424.00.

### Section 10. Mechanical Permits

1. Types of Permits: The fees established here apply to all mechanical permits as listed in Section 16.
2. Plan Review Fee: When plans and/or specifications describing the mechanical installation are reviewed by the Building Official, the fee is 50 percent of the fee calculated for the mechanical permit based on such plans and/or specifications. The plan review fee is due at submittal and is in addition to the permit fee.
3. Wiring: The fees established in this subsection do not include the electrical wiring, which requires a separate permit.
4. Furnaces: For residential new construction or new systems, the fee for the installation, replacement, 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, is \$25.00, provided that with air conditioning or heat pump the fee is \$47.00. The fees for the above appliances over 160,000 B.T.U.s are \$34.00 and \$54.00, respectively.
5. Heat Pumps and Air Conditioners: For residential new construction or new systems, the fee for the installation, replacement, or relocation of a heat pump or air conditioner without duct work is \$25.00 for each dwelling unit up to 3 units and \$15.00 for each additional dwelling unit over 3.
6. Wood Stoves or Heaters: The fee for the residential installation, replacement, or relocation of each wood stove heater, wall heater, floor-mounted unit heater, or floor furnace, including gas pipe attached to the appliance is \$17.00.
7. Miscellaneous Gas Appliances: The fee for the residential installation, replacement, or relocation of each water heater, stove, barbecue, dryer, log lighter, logs, and similar installations is \$25.00.
8. Appliance Vents: The fee for the residential installation, replacement, or relocation of all classes of appliance vents, such as fuel burning hot water heaters, furnaces, ranges and ovens, wall heaters, free-standing wood stoves, and plastic pipe venting for condensing appliances, is \$15.00.
9. Fire Protection and Suppression Systems: The fee for the water service to the main control valve of a fire sprinkler system is \$23.00. The fee for the installation, relocation, addition, or repair of a standpipe is \$10.50 per floor served by the standpipe. The fee for the

ORIGINAL

1497C  
12/09/91

installation, relocation, addition, or repair of a chemical-based fire suppression system is \$42.00. The fee for the installation, relocation, addition, or repair of a water-based fire protection sprinkler system is:

<u>SIZE</u>	<u>FEE</u>
50 heads or less	\$42.00
51 to 100 heads	\$42.00 plus \$.70 per head for each head over 50
101 heads or less	\$76.00 plus \$.50 per head for each head over 100

10. Solar Energy Systems: The fee for the installation, removal, alteration, or replacement of a solar energy system collector, including the related piping and regulating devices, is \$8.40 for up to 2,000 square feet with \$1.70 per additional 1,000 square feet or fraction thereof. The fee for storage tanks, including related piping and regulating devices is \$8.40. The fee for rock storage is \$8.40.

11. Commercial: The fee for the commercial installation, replacement, relocation, or repair of each commercial heating, ventilation, or air-conditioning unit or system and other mechanical works is based on the Fair Market Value:

<u>Fair Market Value</u>	<u>Fee</u>
up to \$500	\$15.00
\$501 to \$1000	\$19.00
Each additional \$1000 or fraction thereof	\$15.00

#### Section 11. Plumbing Permits

1. Types of Permit: The fees established here apply to all plumbing permits as listed Section 16.

2. Fixtures: For the purposes of this ordinance, "fixture" means and includes any appliance which connects to water, drain, or vent, except that no hose bib or sill cock is considered a "fixture."

3. Plan Review: When plans and/or specifications describing the plumbing installation are reviewed by the Building Official, the fee is \$21.00 for the first 20 fixtures, with \$11.00 for each additional 10 fixtures or fraction thereof and \$11.00 for each floor above the first floor. However, the fee for single-family is \$12.00 total. The plan review fee is due at submittal and is in addition to the permit fee.

4. Fixture Fees: The fee for the installation or replacement of the first fixture, appliance, device, rain water leader, or opening for future connection is \$21.00. The fee for each additional fixture,

appliance, device, rain water leader, or opening for future connection is \$7.90.

5. Pipe: The fee for the installation or replacement of water service pipe, fixture supply piping alone, sprinkler valve and vacuum breaker, and backflow protection devices is calculated on the size of the pipe:

<u>SIZE</u>	<u>FEE</u>
3/4" and 1"	\$17.00
1 1/4" and 1 1/2"	\$25.00
2"	\$34.00
3"	\$42.00
4"	\$51.00

6. Medical Gas Piping: The fee for the installation or replacement of nitrous oxide and oxygen piping is \$9.10 per system and \$.60 per outlet.

#### Section 12. Sign Permits

1. Types of Permits: The fees established here apply to all sign permits as listed in Section 16.

2. Fees: The fee for a sign greater than 4 square feet and less than 25 square feet is \$26.00. The fee for a sign greater than 25 square feet is \$129.00.

#### Section 13. Miscellaneous Construction Permits

1. Types of Permits: The fees established here apply to miscellaneous construction permits as listed in Section 16.

2. Fees: The fee for satellite dish, spa, and hot tub permits is \$78.00 and is due at submittal. The fee for a demolition permit is \$39.00 and is due at submittal.

#### Section 14. General Provisions for the Design and Development Department Land Use Review Fees

1. Types of Applications: The fees established here apply to all permits and approvals listed under Land Use Review in Section 1516.

2. Revisions: Additional review time required by changes, additions, or revisions to an approved application, unless determined by the Director to be a new application, is charged the appropriate hourly rate, with a one-quarter hour minimum.

3. Fees: The following fee structure is established for the Land Use review of an application:

1497C  
12/09/91

ORIGINAL

a. Flat - The flat rate is a fixed fee per permit or approval, due at submittal regardless of the amount of time spent reviewing the permit or approval.

b. Flat Plus Variable - The flat plus variable rate has a fixed fee that all applicants pay at the time of submittal and an hourly rate that is billed for all review hours in excess of the base hours.

c. Hourly - The hourly rate requires a deposit to be made at submittal, credited against periodic billings for all review hours.

4. Council Review: The new fee structure will be reviewed by the City Council one year after implementation.

5. Fee Schedule for Land Use Review:

1497C  
12/09/91

ORIGINAL

<u>Permit or Approval</u>	<u>Flat</u>	<u>Flat + Variable</u>	<u>Base Hours</u>	<u>Hourly Rate</u>	<u>Deposit</u>
BUILDING PERMITS ABC	\$14				
ACM		\$169	3	\$57	
ACMSR				\$53	\$500
ASC	\$14				
ASF	\$63				
ASSF	\$32				
BPCPA				\$57	\$500
BPNC				\$57	\$500
DEMI	\$161				
DEMO	\$26				
FOUND	\$27				
MBSR	\$161				
NSSF	\$41				
PLS	\$27				
SHORN	\$169				
SASF		\$53	1	\$53	
SIDD	\$29				
SPA	\$29				
SRSF		\$161	3	\$53	
STDR	\$126				
STNDR	\$73				
TI	\$14				
TIDD	\$37				

1497C  
12/09/91

ORIGINAL

<u>Permit or Approval</u>	<u>Flat</u>	<u>Flat + Variable</u>	<u>Base Hours</u>	<u>Hourly Rate</u>	<u>Deposit</u>
APPROVALS ACU				\$59	\$500
BLA	\$588				
CHILD	\$93				
CPA				\$57	\$500
CSPS		\$2,162	37	\$59	
CSPSE		\$234	4	\$59	
CUAA				\$59	\$500
CUAAS				\$59	\$500
CUDN				\$59	\$1,000
CUSM				\$59	\$500
DLC	\$120				
EIS 1				\$59	\$500
FP-Plat Correction	\$591				
FP		\$1,720	32	\$53	
FPDA				\$57	\$1,000
FPDC				\$57	\$500
FSP		\$214	4	\$53	
FSP-Short Plat Correction	558				
HOII	\$471				
HOIII	\$93				
LUX	\$127				
PAAD				\$59	\$500

1497C  
12/09/91

ORIGINAL

<u>Permit or Approval</u>	<u>Flat</u>	<u>Flat + Variable</u>	<u>Base Hours</u>	<u>Hourly Rate</u>	<u>Deposit</u>
PAHE				\$59	\$500
PAI				\$59	\$1,000
PDAA				\$57	\$1,000
PDAAS				\$57	\$1,000
PFPUD				\$59	\$1,000
PLTE 2				\$57	\$500
PP				\$59	\$1,000
PPUD				\$59	\$1,000
PSEPA		\$506	9	\$57	
PSPS		\$1,869	32	\$59	
PSPSE	\$795				
REZ		\$876	15	\$59	
SHEX		\$898	16	\$57	
SHEXE	\$204				
SPLTE				\$57	\$500
SSDOE-Non Single Family	\$1,582				
SSDOE-Single Family	\$468				
SVA				\$59	\$500
SVBOA				\$59	\$500
TU	\$57				
VRA				\$59	\$500

1497C  
12/09/91

ORIGINAL

<u>Permit or Approval</u>	<u>Flat</u>	<u>Flat + Variable</u>	<u>Base Hours</u>	<u>Hourly Rate</u>	<u>Deposit</u>
VRBOA				\$59	\$500
VRSNG				\$57	\$500
WBAA				\$59	\$500
WBABA				\$59	\$1,000
DRCBD				\$59	\$3,700
DRMAJ				\$59	\$1,000
DRSA		\$585	10	\$59	
DRSAS		\$1,169	20	\$59	
MDR				\$59	\$1,000
CLEAR AND GRADE PERMITS					
CGLF	\$188				
CGSFS	\$78				

- Footnotes:
1. EIS - The applicant bears the cost of all City expenses related to the Environmental Impact Statement and the cost of retaining consultants.
  2. PLTE - Upon approval of the plat engineering plans and prior to the issuance of the Clearing and Grading permit, the applicant will file an assurance device, acceptable to the Director, equal to 6% of the cost of constructing the required facility improvements, excluding water and sewer. The assurance device guarantees payment of costs of any and all work performed by the City for review time, surveying, mapping, inspections, consultants, public information, and other services related to the plat. The costs incurred by the City will be periodically billed to the applicant.

Section 3. A new Section 15 is added to Ordinance No. 4258, to read as follows:

Section 15. General Provisions for the Storm and Surface Water Utility Development Services Fees:

1. Types of Applications: The fees established here apply to all development services provided by the Storm and Surface Water Utility including, but not limited to: presubmittal engineering and conferences not included in the initial preapplication conference, application review, and inspections.

2. Revisions: Additional review time required by changes, additions, or revisions to an approved application, unless determined by the Director to be a new application, is charged at the hourly rate, with a one-quarter hour minimum.

3. Fees: The following fee structure is established for the Storm and Surface Water Utility for all time spent in development service for applications:

a. Flat - The flat rate is a fixed fee per permit, due at submittal, regardless of the amount of time spent in development service.

b. Base Plus Hourly - The base plus hourly rate has a base rate that all applicants pay at the time of submittal and an hourly rate that is billed for all development service in excess of the base hours.

c. Hourly - The hourly rate is the rate that is billed for all time spent in development service.

4. Fee Schedule for Storm and Surface Water Utility Development Services:

a. Construction Permits: The fee for the Permit Center review of a building permit for single family or commercial construction is \$21.00. Any development service provided beyond the standard Permit Center review will be billed at \$85.00 per hour.

b. Demolition Permits: The fee for the Permit Center review of a single family demolition permit is \$21.00. The fee for the Permit Center review of a commercial demolition permit is \$43.00. Any development service provided beyond the standard Permit Center review will be billed at \$85.00 per hour.

c. Short Form Clear and Grade Permit: The fee for a short form clear and grade permit in a non-sensitive area is \$197.00. The fee for a short form clear and grade permit in a sensitive area is an \$850.00 base fee with all hours over 10 billed at \$85.00 per hour.

d. Long Form Clear and Grade Permit: The fee for a long form clear and grade permit in a non-sensitive area is an \$850.00 base fee with all hours over 10 billed at \$85.00 per hour. The fee for a long form clear and grade permit in a sensitive area is a \$1,700.00 base fee with all hours over 20 billed at \$85.00 per hour.

e. Plat Engineering: The fee for the review of plat or short plat engineering is \$85.00 per hour.

f. Inspection: The fee for any inspection is \$85.00 per hour.

g. Land Use Approval: The fee for review of a land use application is \$85.00 per hour.

h. Additional services: The fee for any development service provided by the Storm and Surface Water Utility is \$85.00 per hour.

5. Exempt Activities: No fee established in this ordinance will apply to a private project which is part of a stream enhancement program approved by the Storm and Surface Water Utility.

Section 4. Section 15 of Ordinance No. 4258 is redesignated as Section 16, and amended to read as follows:

Section 16. Definitions

The fees established in this ordinance apply to the following permits and approvals.

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CONSTRUCTION PERMITS  
Design and Development Department

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Building Permits

ABC	Accessory Building - Commercial
ACM	Addition - Commercial
ACMSR	Addition with Substantial Remodel - Commercial
ASC	Accessory Structure - Commercial
ASF	Addition - Single Family
ASSF	Accessory Structure - Single Family
BPCPA	New Building - Commercial/Multi-Family (with prior approvals)
BPNC	New Building - Commercial/Multi-Family (without prior approvals)
FOUND	Foundation Permit
MBSR	Multi Building Site - Residential
NSSF	New Non-Sensitive Residence - Single Family
PLS	Pool Permit
RSF	Remodel - Single Family
SASF	New Sensitive Area Residence- Single Family

1497C  
12/09/91

ORIGINAL

SHORN Shoring and Excavation  
SRSF New SEPA Review Residence - Single Family  
TI Tenant Improvement Permit  
TIDD Tenant Improvement - Design Review District

Electrical Permits

EC Electrical - Commercial  
EFA Electrical - Fire Alarm  
ELV Electrical - Low Voltage  
EPR Electrical - Plans Required  
ESF Electrical - Single Family  
ET Electrical - Temporary

Mechanical Permits

MC Mechanical - Commercial  
MFP Mechanical - Fire Protection  
MPR Mechanical - Plans Required  
MS Mechanical - Sprinklers (less than 15 heads)  
MSF Mechanical - Single Family

Plumbing Permits

PC Plumbing - Commercial  
PPR Plumbing - Plans Required  
PSF Plumbing - Single Family

Sign Permits

SIGN Sign Permit  
SIDD Sign Permit - Design Review District

Miscellaneous Construction Permits

DEMO Demolition  
DEMII Demolition - with SEPA Review  
SPA Spa Permit  
STDR Satellite Dish - Design Review District  
STNDR Satellite Dish - Non-Design Review District

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LAND USE REVIEWS  
Design and Development Department

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Clear and Grade Permits

CGLF Clear & Grade Permit - Long Form  
CGSFN Clear & Grade Permit - Short Form - Non-Sensitive  
CGSFS Clear & Grade Permit - Short Form - Sensitive

Conditional Uses

ACU Administrative Conditional Use  
CUAA Conditional Use Administrative Amendment - Process I  
CUAAS Conditional Use Administrative Amendment - Process I - with SEPA  
CUDN Conditional Use - Public Hearing  
CUSM Shoreline Conditional Use

Design Reviews

DRCBD Design Review - CBD  
DRMAJ Major Design Review - Non-CBD  
DRSA Design Review Simple Amendment - Process II  
DRSAS Design Review Simple Amendment - Process II - with SEPA  
MDR Minor Design Review

Natural Determinants

PAI Protected Area Development Exception - Process I  
PAAD Protected Area Development Exception - Process III - Administrative  
PAHE Protected Area Development Exception - Process III - Hearing Examiner  
WBAA Wetland Boundary Adjustment - Administrative  
WBABA Wetland Boundary Adjustment - Board of Adjustment

Planned Unit Developments

FPDA Final PUD - Administrative  
FPDC Final PUD - City Council  
PDAA PUD - Administrative Amendment - Process I  
PDAAS PUD - Administrative Amendment - Process I - with SEPA  
PFPUD Combined Preliminary and Final PUD  
PPUD Preliminary PUD

Plats

BLA Boundary Line Adjustment  
CSPS Combined Preliminary and Final Short Plat - with SEPA  
CSPSE Combined Preliminary and Final Short Plat - SEPA exempt  
DLC Declaration of Lot Combination  
FP Final Plat

1497C  
12/09/91

ORIGINAL

FSP	Final Short Plat
PLTE	Plat Engineering
PP	Preliminary Plat
PSPS	Preliminary Short Plat - with SEPA
PSPSE	Preliminary Short Plat - SEPA exempt
SPLTE	Short Plat Engineering

Variances

SVA	Shoreline Variance - Administrative
SVBOA	Shoreline Variance - Board of Adjustment
VRA	Variance - Administrative
VRBOA	Variance - Board of Adjustment
VRSNG	Sign Variance

Miscellaneous Land Use Actions

CDBG	Community Development Block Grant
CHILD	Childcare Registration - Non-Residential Zone
CPA	Comprehensive Plan Amendment
EIS	Environmental Impact Statement
HOII	Home Occupation - Class II
HOIII	Home Occupation - Class III
LUX	Land Use Exemption
PRE	Pre-Application Conference
PSEPA	Preliminary SEPA Review
REZ	Rezone
TU	Temporary Use

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Storm and Surface Water Utility Reviews

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CGLF	Clear & Grade Permit - Long Form
CGSFN	Clear & Grade Permit - Short Form - Nonsensitive
CGSFS	Clear & Grade Permit - Short Form - Sensitive
PLTE	Plat Engineering
SPLTE	Short Plat Engineering

Section 17. Application of Ordinance

This ordinance shall apply to all permits, approvals and development services for which application is filed with the City on or after January 1, 1992. All Storm and Surface Water Utility applications filed with the City prior to June 12, 1991 are governed by Ordinance No. 3981; all applications filed with the City between June 12, 1991 and December 31, 1991, are governed by Ordinance No. 4254. All Design and Development applications filed with the City prior to September 1, 1991 are governed

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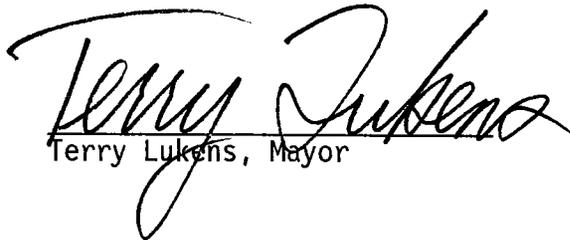
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by Ordinance Nos. 4146, 4128 and 4084; all applications filed with the City between September 1, 1991 and December 31, 1991, are governed by Ordinance No. 4258.

Section 18. This ordinance shall take effect and be in force five days after passage and legal publication.

PASSED by the City Council this 9<sup>th</sup> day of December, 1991 and signed in authentication of its passage this 9<sup>th</sup> day of December, 1991.

(SEAL)

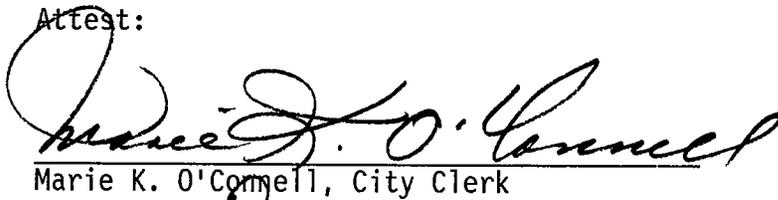
  
Terry Lukens, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
Richard L. Andrews, City Attorney

Attest:

  
Marie K. O'Connell, City Clerk

Published December 13, 1991