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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4720

AN ORDINANCE regarding permit, approval and development services fees under the Bellevue Construction Code, the Land Use Code and the Bellevue City Code administered by the Department of Community Development; amending Ordinance No. 4618.

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

Section 1. Section 6 of Ordinance No. 4618 is amended as follows:

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 five (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 Director, who may 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, prior to the issuance of the certificate of occupancy, or as authorized by the Director.

3. Late Payments: The Director may, by administrative rule, provide that an applicant with an account receivable balance more than thirty (30) days past the due date be charged a \$15.00 late charge. Review of the project will be stopped at the direction of the Director, who will take other appropriate actions to collect amounts due.

4. City Projects: The Department of Community Development will collect all appropriate fees for utility-funded, Capital Improvement Program, and Special Purpose Fund 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

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remains responsible for payment for all or a portion of the fees based on costs actually 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 canceled will be paid as follows:

a. Operations and data development fees are nonrefundable except as noted above. The state building code fee will be refunded if the permit is not issued. The radon device fee will be refunded if no construction work has begun.

b. Applicants filing applications that are found insufficient and returned will be refunded at least 80 percent of the fees paid, as determined by the Director, except as noted above.

c. Applicants filing applications that are found sufficient will receive a refund amount equal to 80 percent of fees paid, except as noted above, minus the costs incurred by the appropriate Department from submittal to the date of refund request, as determined by the applicable Director.

d. Refunds for permits that have been issued and no construction work begun, will be at least 80 percent of the building permit fee, as determined by the Director. No land use, plan review, or clearing and grading review or inspection fees will be refunded once review or inspection is complete or approvals have been issued.

e. Refunds for permits for which inspections have been performed will be limited to that portion of the permit fee that has not been expended, as determined by the Director.

f. Refunds for fees collected by the Department of Community Development for other permit authorities will be refunded at the direction of the applicable Director.

g. No refund will be processed for less than \$5.00, or as authorized by the applicable Director. No balance due on a canceled application or permit less than \$5.00 will be collected.

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

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family. In-unit work, in a residential building over two units, will be considered a single family application when the scope of work is limited to one unit.

8. Operations fee: In addition to the other fees established herein, an operations fee will be levied on each permit or approval. This fee, used to fund and maintain the automated system for the development review function and to maintain the Permit Center, is due at submittal and will apply to each permit and approval administered by the Department of Community Development. The fee will be charged according to the schedule following Section 10 below.

9. Data Development Fee: In addition to the other fees established herein, a \$20.00 data development fee will be levied on permits and approvals as noted in the schedule following Section 10 below. This fee, used to fund staff positions associated with the administration of the Traffic Standards Code, is due at submittal.

10. Transportation Review fee: In addition to the other fees established herein, a \$406.00 Transportation review fee will be levied and collected for the Transportation Department as noted below. This fee is due at submittal and will be used to fund costs associated with the operation of the Transportation Department traffic model associated with the Traffic Standards Code.

Building Permits	Operations	Data Development	Trans. Review
ABC	\$22	\$20	
ACM	\$319 ^A	\$20	
ACMSR	\$319	\$20	
ASC	\$22	\$20	
ASF	\$22	\$20	
ASSF	\$22	\$20	
BPCPA	\$319 ^C	\$20	\$406
BPNC	\$319 ^C	\$20	\$406
CASF	\$22	\$20	
CASSF	\$22	\$20	

Building Permits	Operations	Data Development	Trans. Review
CNSSF	\$22	\$20	
CSASF	\$22	\$20	
CRSF	\$5 ^B	\$10	
FOUND	\$22	\$20	
NSSF	\$22	\$20	
PLS	\$22		
RSF	\$5 ^B	\$10	
SASF	\$22	\$20	
SHORN	\$319	\$20	
TI	\$22	\$20	
TIDD	\$22	\$20	
Electrical Permits	Operations	Data Development	Trans. Review
EC	\$5	\$10	
EFA	\$22	\$20	
ELV	\$5	\$10	
EPR	\$22	\$20	
ESF	\$5	\$10	
ET	\$5	\$10	
Mechanical Permits	Operations	Data Development	Trans. Review
MC	\$5	\$10	
MFP	\$22	\$20	

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Building Permits	Operations	Data Development	Trans. Review
MPR	\$22	\$20	
MS	\$5	\$10	
MSF	\$5	\$10	
Plumbing Permits	Operations	Data Development	Trans. Review
PC	\$5	\$10	
PPR	\$22	\$20	
PSF	\$5	\$10	
Sign Permits	Operations	Data Development	Trans. Review
ASIDD	\$22	\$20	
ASIGN	\$22	\$20	
SIGN	\$22	\$10	
SIDD	\$22	\$10	
TSIGN	\$22		
Miscellaneous Permits	Operations	Data Development	Trans. Review
DEMO	\$22		
DEMII	\$42		
SPA	\$22		
STDR	\$42	\$10	
STNDR	\$22	\$10	
STSF	\$22	\$10	

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Building Permits	Operations	Data Development	Trans. Review
Conditional Uses	Operations	Data Development	Trans. Review
ACU	\$319	\$20	
CUAA	\$319	\$20	
CUAAS	\$319	\$20	
CUDN	\$319	\$20	\$406
CUSM	\$319	\$20	
Design Reviews	Operations	Data Development	Trans. Review
DRCBD	\$319	\$20	\$406
DRMAJ	\$319	\$20	\$406
MDR	\$319	\$20	
Natural Determinants	Operations	Data Development	Trans. Review
PAAD	\$319	\$20	
PAI	\$319	\$20	
WBAA	\$319	\$20	
Planned Unit Developments	Operations	Data Development	Trans. Review
FPDA	\$319	\$20	
FPDC	\$319	\$20	
PDAA	\$319	\$20	
PDAAS	\$319	\$20	
PFPUD	\$319	\$20	\$406

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Building Permits	Operations	Data Development	Trans. Review
PPUD	\$319	\$20	\$406
Plats and Lot Adjustments			
BLA	\$42	\$20	
CSPS	\$319	\$20	
CSPSE	\$42	\$20	
DLC	\$42	\$20	
FP	\$319	\$20	
FSP	\$42	\$20	
PP	\$319	\$20	\$406
PSPS	\$319	\$20	
PSPSE	\$42	\$20	
Shorelines			
SFDOE	\$42	\$20	
SHEX	\$22	\$20	
SHEXE	\$22	\$20	
SSDOE	\$42	\$20	
Variances			
SNEX	\$319	\$20	
SVA	\$319	\$20	
SVBOA	\$319	\$20	
VRA	\$319	\$20	

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Building Permits	Operations	Data Development	Trans. Review
VRBOA	\$319	\$20	
VRSGN	\$319	\$20	
Miscellaneous Land Use Actions	Operations	Data Development	Trans. Review
ADU	\$22		
CHILD	\$22		
DSERV	\$22		
EIS	\$319	\$20	\$406
HOII	\$22		
IREZ	\$319	\$20	\$406
LUXI	\$42	\$20	
LUXII	\$42	\$20	
PSEPA	\$42	\$20	\$406
REZ	\$319	\$20	\$406
TU	\$22		
VEND	\$22		
Planning Department Actions	Operations	Data Development	Trans. Review
CPA	\$22	\$20	
Clearing and Grading Permits	Operations	Data Development	Trans. Review
CGLFN	\$42		

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Building Permits	Operations	Data Development	Trans. Review
CGLFS	\$42		
CGPE	\$319		
CGSFN	\$22		
CGSFS	\$22		
CGVEG	\$22		

Footnotes:

- A The Operations fee for an ACM with a discretionary review and/or a clearing and grading permit is \$319; otherwise it is \$42.
- B The Operations fee for an RSF or CRSF is \$5 if issued over-the-counter, \$22 if plan review is required.
- C The Operations fee for multi-building new construction is \$319 for the first 5 buildings, then \$42 for each additional building. The operations fee for the secondary permits in a multi-building project is \$22.00 for the first 5 buildings, then \$5.00 for each additional building.

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

12. Fee Calculation: The fees of all applications covered in this ordinance will be calculated using the fee schedule in effect at the time the review, inspection or service is performed and/or due. Each application stands alone and is considered individually for the purpose of calculating fees.

13. Exempt Activities: No fee established by Ordinance No. 4618 or this Ordinance will apply to a private project which is a part of a stream enhancement program approved by the Bellevue Utility Department or as authorized by the City Manager.

Section 2. Section 7 of Ordinance No. 4618 is hereby amended to read as follows:

Section 7. General Provisions for Department of Community Development 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 five (5) working days of notification.
4. Reprinting Permit: The fee for reprinting a permit due to loss or changes caused by the applicant is \$11.00.
5. Valuation: Fees based on project valuation will have the valuation rounded to the nearest \$100.00.
6. Multi-building Projects: Separate building, mechanical, electrical, and plumbing permits are required for each building in a multi-building complex. If individual buildings do not have separate contract prices, the fees will be calculated on the total contract price and this total will be apportioned between the individual buildings.
7. Inspections and Other Fees:
 - a. The fee for inspections outside of normal business hours is \$66.00 per hour, with a minimum charge of two (2) hours.
 - b. The fee for a reinspection is \$66.00 per hour, with a minimum charge of one-half (.5) hour.
 - c. The fee for an inspection for which no fee is specifically indicated is \$66.00 per hour, with a minimum charge of one-half (.5) hour.

d. The fee for additional plan review required by changes, additions, or revisions to approved plans is \$66.00 per hour, with a minimum charge of one-half (.5) hour.

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 and the permit issued. When work for which a permit is required by the Bellevue Construction Codes is started or proceeded with prior to obtaining that permit, the permit fees specified in this section may be doubled, as determined by the Director. 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.

Section 3. Section 8 of Ordinance No. 4618 is amended as follows:

Section 8. Building Permits

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

2. Determination of Value or Valuation: 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 Official's Building Standards. The valuation to be used in computing the plan review and permit fees will be the total value of all construction work, including labor and materials, 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 valuations, 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 considered the edge of the roof. When the value is unknown it will be determined by the Director.

3. Building Permit Fees: The following table is used to calculate fees once the determination of value has been made:

Table 3-A

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 to \$500.00	\$21.50
\$501.00 to \$2,000.00	\$21.50 for the first \$500 plus \$3.30 for each additional \$100.00 or fraction thereof, to and including \$2,000
\$2,001.00 to \$25,000.00	\$71.00 for the first \$2,000.00 plus \$13.20 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$374.60 for the first \$25,000.00 plus \$9.80 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$619.60 for the first \$50,000.00 plus \$6.30 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$934.60 for the first \$100,000.00 plus \$5.50 for each additional \$1,000.00 or fraction thereof

4. 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

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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 by Table 3-A and is in addition to the permit fee.

5. Transportation Surcharge: In addition to the other fees established herein, a surcharge will be levied and collected for the Transportation 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.

6. State Building Code Fee: The state building code fee is collected at submittal 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 first unit and \$2.00 for each additional unit.

7. Radon Device: The cost of the radon device required in each new single-family home and each ground floor unit of a new multifamily residential building is \$10.00 and is due at issuance.

8. Rounding: The total of the permit fee or plan review fee will be rounded to the nearest whole dollar.

9. Expedite Issuance: The fee to expedite making a building permit ready-to-issue by a Permit Processing Technician, as approved by the Director, is \$33.00 per hour in one-half (.5) hour increments with a one (1) hour minimum.

Section 4. Section 9 of Ordinance No. 4618 is amended as follows:

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 issuance and is in addition to the permit fee.

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3. Electrical Permit Fees: The following table is used to calculate fees once the determination of value has been made.

<u>Total Valuation</u>	<u>Fee</u>
up to \$500	\$36.00
\$501 to \$2000	\$36.00 + \$5.40 per \$100
\$2001 to \$25,000	\$117.00 + \$16.00 per \$1,000
\$25,001 to \$50,000	\$485.00 + \$14.50 per \$1,000
\$50,001 to \$100,000	\$847.50 + \$9.80 per \$1,000
\$100,001 and above	\$1,337.00 + \$8.50 per \$1,000

4. Limited Voltage: The fees for limited voltage installations are 25 percent of the above amounts, with a \$25.00 minimum.

5. Signs: The fee for the new circuit installation required for a sign is \$36.00.

6. Swimming Pools, Hot Tubs, Spas and Saunas: The fee for a swimming pool, hot tub, spa (each of which require an additional building permit) or sauna is \$44.00.

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

<u>SIZE</u>	<u>FEE</u>
1 to 125 amp	\$36.00
126 to 200 amp	\$55.00
201 to 400 amp	\$82.00

The fee for over 400 amps is based on the total value of the installation.

8. The fee for carnivals (including art and street fairs, haunted houses, amusement rides, and other temporary events) is \$91.00.

Section 5. Section 10 of Ordinance No. 4618 is amended as follows:

Section 10. Mechanical Permits

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

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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 issuance 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 \$27.00, provided that with air conditioning or heat pump the fee is \$50.00. The fees for the above appliances over 160,000 B.T.U.s are \$36.00 and \$58.00, 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 with or without duct work is \$27.00 for each dwelling unit up to 3 units and \$16.00 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, wall heater, floor-mounted unit heater, or floor furnace, including gas pipe attached to the appliance is \$19.00.

7. Miscellaneous Gas Appliances: The fee for the residential installation, replacement, or relocation of each water heater, stove, barbecue, dryer, log lighter, logs, piping only, and similar installations is \$27.00.

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 \$16.00.

9. Fire Protection and Suppression Systems: The fee for the water service to the main control valve of a fire sprinkler system is \$25.00. The fee for the installation, relocation, addition, or repair of a standpipe is \$11.30 per floor served by the standpipe. The fee for the installation, relocation, addition, or repair of a chemical-based fire suppression system is \$44.00. The fee for the installation, relocation, addition, or repair of a water-based fire protection sprinkler system is:

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<u>SIZE</u>	<u>FEE</u>
1 to 15 heads	\$41.00
16 to 50 heads	\$44.00
51 to 100 heads	\$44.00 plus \$.80 per head for each head over 50
101 heads +	\$82.00 plus \$.57 per head for each head over 100

10. Commercial: The following table is used to calculate fees for the commercial installation, replacement, relocation, or repair of each commercial heating, ventilation, or air-conditioning unit or system and other mechanical works once the determination of value has been made:

<u>Total Valuation</u>	<u>Fee</u>
\$1000 or less	\$27.00
Each additional \$1000 or fraction thereof	\$16.00

Section 6. Section 11 of Ordinance No. 4618 is amended as follows:

Section 11. Plumbing Permits

1. Types of Permit: The fees established here apply to all plumbing permits as listed in 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, sill cock, or ice maker is considered a "fixture" unless it is the only "fixture" being installed.

3. Plan Review: When plans and/or specifications describing the plumbing installation are reviewed by the Building Official, the fee is \$23.00 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 issuance 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 \$23.00. The fee for each additional fixture, appliance, device, rain water leader, or opening for future connection is \$8.50.

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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"	\$19.00
1 1/4" and 1 1/2"	\$27.00
2"	\$36.00
3"	\$44.00
4"	\$55.00
greater than 4"	\$55.00 plus \$10.10 for each additional inch

6. Medical Gas Piping: The fee for the installation or replacement of nitrous oxide and oxygen piping is \$9.80 per system and \$.70 per outlet.

Section 7. Section 12 of Ordinance No. 4618 is amended as follows:

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 each sign greater than 4 square feet and less than 25 square feet is \$28.00. The fee for each sign 25 square feet or greater is \$139.00. The fee for a temporary sign is \$28.00.

Section 8. Section 13 of Ordinance No. 4618 is amended as follows:

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 \$84.00 and is due at submittal. The fee for a demolition permit is \$41.00 and is due at submittal.

Section 9. Section 14 of Ordinance No. 4618 is amended as follows:

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Section 14. General Provisions for the Department of Community Development 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 16.

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. No additional charges will be levied on flat-rate applications.

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

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. Any credit balance remaining at the conclusion of review will be refunded.

4. Additional Review: Review time required on a project prior to, or in lieu of, an application, is charged the appropriate hourly rate, as determined by the Director.

5. Land Use and Zoning Status Letter: The fee for the research and letter or certificate confirming current zoning, permitted uses, and the conforming or non-conforming status of site development is \$66.00. The fee is due at the time of submittal of the request for the status letter.

6. Certificate of Occupancy Inspections: The landscape inspection for the temporary or final certificate of occupancy is charged at the appropriate hourly rate.

7. Subscription Lists: The fee for the land use action subscription list is \$89.00 plus tax. The fee for the environmental decision subscription list is \$77.00 plus tax.

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8. Recording Fees: The applicant bears the cost of fees associated with the recording of application documents with King County.

9. Legal Noticing Fee: The fee for the publication of the legal notice is \$75.00 due at the time of submittal.

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10. Fee Schedule for Land Use Review:

Permit Or Approval	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit
Building Permits					
ABC	\$66				
ACM		\$204	3	\$68	
ACMSR				\$68	\$550
ASIDD	\$53				
ASIGN	\$20				
ASC	\$20				
ASF	\$40				
ASSF	\$66				
BPCPA				\$68	\$550 ^c
BPNC				\$68	\$550 ^c
CASF	\$40				
CASSF	\$66				
CNSSF	\$99				
CSASF				\$66	\$150
DEMII		\$198	3	\$66	
DEMO	\$33				
FOUND	\$33				
NSSF	\$66				
PLS	\$33				
SHORN	\$ 198				
SASF		\$152	2.3	\$66	

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Permit Or Approval	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit
SIDD	\$33				
SPA	\$33				
STDR	\$156				
STNDR	\$86				
STSF	\$33				
TI	\$20				
TIDD	\$46				
APPROVALS ACU				\$68	\$550
ADU	\$66				
BLA	\$	\$330	5	\$66	
CHILD	\$112				
CGLFN				\$66	\$330
CGLFS				\$66	\$660
CGPE ^B				\$66	\$660
CGSFN Commercial		\$99	1.5	\$66	
CGSFN Single Family	\$66				
CGSFS				\$66	\$330
CGVEG	\$99				
CPA				\$66	\$ 1100
CSPS		\$1197	17.6	\$68	
CSPSE		\$816	12	\$68	
CUAA				\$68	\$550

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Permit Or Approval	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit
CUAAS				\$68	\$1,100
CUDN				\$68	\$1,100
CUSM				\$68	\$1,100
DLC	\$198				
DRCBD				\$68	\$4,100
DRMAJ				\$68	\$4,100
DSERV				\$66	
EIS ^A				\$68	\$1,100
FP		\$2,176	32	\$66	
FPDA				\$66	\$1,100
FPDC				\$66	\$1,100
FSP		\$726	11	\$66	
HOII	\$554				
IREZ		\$585	8.6	\$68	
LUXI	\$158				
LUXII		\$330	5	\$66	
MDR				\$68	550
PAAD				\$68	\$550
PAI				\$68	\$1,100
PDAA				\$66	\$1,100
PDAAS				\$66	\$1,100
PFPUD				\$68	\$1,100
PP				\$68	\$1,100

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Permit Or Approval	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit
PPUD				\$68	\$1,100
PSEPA				\$68	\$550
PSPS				\$68	\$1,100
PSPSE		\$925	13.6	\$68	
REZ		\$585	8.6	\$68	
SFDOE				\$68	\$550
SHEX		\$680	10	\$68	
SHEXE	\$165				
SNEX				\$66	\$550
SSDOE				\$68	\$550
SVA				\$68	\$550
SVBOA				\$68	\$1100
TU	\$66				
VEND	\$66				
VRA				\$68	\$550
VRBOA				\$68	\$550
VRSGN				\$66	\$550
WBAA				\$68	\$1,100

Footnotes: ^A EIS - The applicant bears the cost of all City expenses related to the Environmental Impact Statement and the cost of retaining consultants.

^B CGPE - The applicant bears the cost of all City expenses related to the engineering of the plat, including, but not limited to, the cost of retaining consultants or special inspectors.

^c BPCPA/BPNC - The deposit will be waived on all but the first permit in a submittal for a multi-building project.

Section 10. Section 15 of Ordinance 4618 is repealed.

Section 11. Section 16 of Ordinance No. 4618 is amended as follows:

Section 16. Definitions

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

CONSTRUCTION PERMITS
Department of Community Development

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)
CASF	Combination Addition - Single Family
CASSF	Combination Accessory Structure - Single Family
CNSSF	Combination New Non-Sensitive Residence - Single-Family
CRSF	Combination Remodel - Single Family
CSASF	Combination New Sensitive Residence - Single Family
FOUND	Foundation Permit
NSSF	New Non-Sensitive Residence - Single Family
PLS	Pool Permit
RSF	Remodel - Single Family
SASF	New Sensitive Area Residence- Single Family
SHORN	Shoring and Excavation
TI	Tenant Improvement Permit
TIDD	Tenant Improvement - Design Review District

Electrical Permits

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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

ASIGN	Awning Sign Permit
ASIDD	Awning Sign Permit - Design Review District
SIGN	Sign Permit
SIDD	Sign Permit - Design Review District
TSIGN	Temporary Sign

Miscellaneous Construction Permits

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

Clearing and Grading Permits

CGLFN	Clearing & Grading Permit - Long Form - Non-Sensitive
CGLFS	Clearing & Grading Permit - Long Form - Sensitive

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CGPE	Clearing & Grading Permit - Plat Engineering
CGSFN	Clearing & Grading Permit - Short Form - Non-Sensitive
CGSFS	Clearing & Grading Permit - Short Form - Sensitive
CGVEG	Clearing & Grading Permit - Vegetation

LAND USE REVIEWS

Department of Community Development

Clearing and Grading Permits

CGLFN	Clearing & Grading Permit - Long Form - Non-Sensitive
CGLFS	Clearing & Grading Permit - Long Form - Sensitive
CGPE	Clearing & Grading Permit - Plat Engineering
CGSFN	Clearing & Grading Permit - Short Form - Non-Sensitive
CGSFS	Clearing & Grading Permit - Short Form - Sensitive
CGVEG	Clearing & Grading Permit - Vegetation

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 - Downtown
DRMAJ	Major Design Review - Not Downtown
MDR	Minor Design Review

Natural Determinants

PAI	Protected Area Development Exception - Process I
PAAD	Protected Area Development Exception - Process III - Administrative
WBAA	Wetland Boundary Adjustment - Administrative

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Planned Unit Developments

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

Plats and Lot Adjustments

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

Shorelines

SFDOE	Shoreline Substantial Development - Single Family
SHEX	Shoreline Exemption with SEPA
SHEXE	Shoreline Exemption without SEPA
SSDOE	Shoreline Substantial Development - Commercial

Variances

SNEX	Sign Amortization Exemption
SVA	Shoreline Variance - Administrative
SVBOA	Shoreline Variance - Board of Adjustment
VRA	Variance - Administrative
VRBOA	Variance - Board of Adjustment
VRSGN	Sign Variance

Miscellaneous Land Use Actions

ADU	Accessory Dwelling Unit
CHILD	Childcare Registration - Non-Residential Zone
DSERV	Development Services

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EIS	Environmental Impact Statement
HOII	Home Occupation - Class II
IREZ	Institutional Rezone
LUXI	Land Use Exemption - Class I
LUXII	Land Use Exemption - Class II
PREAP	Pre-Application Conference
PSEPA	Preliminary SEPA Review
REZ	Rezone
TU	Temporary Use

Planning Department Actions

CPA	Comprehensive Plan Amendment
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Section 12. A new Section 15 is added to Ordinance No. 4618, to read as follows:

Section 15. Clearing and Grading Inspections

1. Types of Permits: The fees established here apply to Clearing and Grading Permits as listed in Section 16.

2. Short Form Fees: The fee for the inspection of a short form clearing and grading permit in a non-sensitive area is \$297.00. The fee for the inspection of a short form clearing and grading permit in a sensitive area is \$317.00. These fees are due at the time of issuance.

3. Long Form Fee: The fee for the inspection of a long form clearing and grading permit in a non-sensitive area is a \$330.00 issuance deposit with all hours over five (5) billed at \$66.00 per hour. The fee for the inspection of a long form clearing and grading permit in a sensitive area is a \$660.00 issuance deposit with all hours over ten (10) billed at \$66.00 per hour. Any deposit left when the permit is finalized will be refunded.

4. Miscellaneous Fees: The fee for the inspection of a minor clearing and grading permit is \$66.00. This fee is due at issuance. The fee for the inspection of a clearing and grading permit for a plat is a \$660.00 issuance deposit with all hours over ten (10) billed at \$66.00 per hour. Any deposit left when the permit is finalized will be refunded.

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Section 13. Application of Ordinance

The fees and procedures adopted by this ordinance shall take effect on January 1, 1995.

Section 14. This ordinance shall take effect and be in force five days after passage and legal publication.

PASSED by the City Council this 12th day of December, 1994, and signed in authentication of its passage this 12th day of December, 1994.

(SEAL)

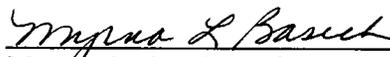

Donald S. Davidson, DDS, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Andrews, City Attorney

Attest:


Myrfa L. Basich, City Clerk

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