WP0544C-ORD
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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4845

AN ORDINANCE regarding permit, approval, and development services fees under the Bellevue City Code, including the Construction Code, Land Use Code, Sign Code, Transportation Standards Code, and Clearing & Grading Code: amending Ordinance No. 4618 as amended by Ordinance No. 4720.

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

Section 1. Section 4 of Ordinance No. 4618 is amended as follows:

Section 4. Administration and Enforcement; Annual Review

The Director is authorized to interpret the provisions of this ordinance and may issue rules for its administration. This includes, but is not limited to, correcting errors and omissions and adjusting fees and deposits to match the scope of the project. The Department of Community Development fees established here will be reviewed annually, and, effective January 1 of each year, may 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 fees collected by the Department of Community Development for other permit authorities may be adjusted by the applicable Director effective January 1 of each year.

Section 2. Section 5 of Ordinance No. 4618 is amended as follows:

Section 5. Types of Permit, Approvals and Development Services

The types and descriptions of the permits, approvals and development services covered in the ordinance are listed in Section 15.

Section 3. Section 6 of Ordinance No. 4618 as amended by Section 1 of Ordinance No. 4720 is further 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

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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 and as noted below.

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 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.

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 up 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.

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d. Refunds for permits that have been issued and no construction work begun, will be up to 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 permits 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 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 $21.00 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 $418.00 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	Transportation Review

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ASC	$23	$21	
BPMF4	$328[B]	$21	$418
BPMF7	$328[B]	$21	$418
BP2	$43	$21	$418[C]
BP4	$328[B]	$21	$418[C]
BP7	$328[B]	$21	$418[C]
CASF2	$23	$21	
CASF7	$43	$21	
CRSF	$23[A]	$10	
CSF	$23	$21	
FOUND	$23	$21	
PLS	$23		
SHORN	$328	$21	
SPA	$23[A]		
TI[A]	$23	$21	
TIDD	$23	$21	
Electrical Permits	**Operations**	**Data Development**	**Transportation Review**
EC	$5	$10	
EFA	$23	$21	
ELV	$5	$10	
EPR	$23	$21	
ESF	$5	$10	
ET	$5	$10	
Mechanical Permits	**Operations**	**Data Development**	**Transportation Review**
MC	$5	$10	
MFP	$23	$21	

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MPR	$23	$21	
MS	$5	$10	
MSF	$5	$10	
Plumbing Permits	**Operations**	**Data Development**	**Transportation Review**
PC	$5	$10	
PPR	$23	$21	
PSF	$5	$10	
Sign Permits	**Operations**	**Data Development**	**Transportation Review**
ASIGN	$23	$21	
LSIGN	$23	$10	
SIGN	$23	$10	
Miscellaneous Permits	**Operations**	**Data Development**	**Transportation Review**
DEM2	$23		
DEM7	$43		
SPA	$23[B]		
STDR	$43	$10	
STNDR	$23	$10	
Conditional Uses	**Operations**	**Data Development**	**Transportation Review**
ACU	$328	$21	
CUDN	$328	$21	$418
CUSM	$328	$21	
Design Reviews	**Operations**	**Data Development**	**Transportation Review**
DR	$328	$21	$418[C]

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Natural Determinants	Operations	Data Development	Transportation Review
PAX7	$328	$21	
PAX8	$328	$21	
Planned Unit Developments	**Operations**	**Data Development**	**Transportation Review**
PUD	$328	$21	$418
Plats and Lot Adjustments	**Operations**	**Data Development**	**Transportation Review**
BLA	$43	$21	
DLC	$43	$21	
FP	$328	$21	
PP	$328	$21	$418
PSP	$43	$21	
Shorelines	**Operations**	**Data Development**	**Transportation Review**
SHEX	$23	$21	
SSDOE	$43	$21	
Variances	**Operations**	**Data Development**	**Transportation Review**
SVA	$328[D]	$21	
VRA	$328[D]	$21	
Miscellaneous Land Use Actions	**Operations**	**Data Development**	**Transportation Review**
ADU	$23		
CHILD	$23		
DSERV	$23		
EIS	$328	$21	$418
HOII	$23		

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LSIGN	$23	$10	
LUA	$328	$21	
LUI	$23		
LUX2	$43	$21	
LUX4	$43	$21	
PSEPA	$43	$21	$418
REZ	$328	$21	$418
STAT	$5		
TU	$23		
VEND	$23		
Planning Department	**Operations**	**Data Development**	**Transportation Review**
CPA	$23	$21	
Clearing & Grading Permits	**Operations**	**Data Development**	**Transportation Review**
CG4	$23		
CG7	$43		
CGPE	$328		
CVEG2	$23[A]		
CVEG4	$23		

Footnotes:

A The Operations fee for a plan review permit issued over-the-counter is $5.

B The Operations fee for multi-building new construction is $328 for the first 5 buildings, then $43 for each additional building. The Operations fee for the secondary permits in a multi-building project is $23 for the first 5 buildings, then $5 for each additional building.

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C The Transportation Review fee is charged on new construction permits, not additions or accessory structures.

D The Operations fee for a single-family variance is $43.

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.

14. Over-the-Counter Issuance: If a plan review permit is issued over-the-counter, the review fee is not charged.

Section 4. Section 7 of Ordinance No. 4618 as amended by Section 2 of Ordinance No. 4720 is further amended as follows:

Section 7. General Provisions for Department of Community Development Construction Permit and Clearing and Grading Inspection Fees

1. General Provisions: These general provisions apply to the administration of fees for all construction permits as listed in Section 15.

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

5. 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

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calculated on the total contract price and this total will be apportioned between the individual buildings.

6. Inspections and Other Fees:

a. The fee for inspections outside of normal business hours is $68.00 per hour, with a minimum charge of two (2) hours.

b. The fee for a reinspection is $68.00 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 $68.00 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 $68.00 per hour, with a minimum charge of one-half (.5) hour.

7. Work Without a Permit: It is 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, a penalty may be levied in an amount up to double the permit fee required for the work unlawfully conducted, as determined by the Director. This provision does 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 does 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 5. Section 8 of Ordinance No. 4618 as amended by Section 3 of Ordinance No. 4720 is further amended as follows:

Section 8. Building Permits

1. Types of Permits: The fees established here apply to building permits as listed in Section 15.

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

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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

Total Valuation	Fee
$1.00 to $500.00	$22.10
$501.00 to $2,000.00	$22.10 for the first $500 plus $3.40 prorated for each additional $100.00 to and including $2,000
$2,001.00 to $25,000.00	$73.10 for the first $2,000.00 plus $13.60 prorated for each additional $1,000.00 to and including $25,000.00
$25,001.00 to $50,000.00	$385.90 for the first $25,000.00 plus $10.10 prorated for each additional $1,000.00 to and including $50,000.00
$50,001.00 to $100,000.00	$638.40 for the first $50,000.00 plus $6.50 prorated for each additional $1,000.00 to and including $100,000.00

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$100,001.00 and up	$963.40 for the first $100,000.00 plus $5.70 prorated for each additional $1,000.00

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

8. Expedite Issuance: The fee to expedite making a building permit ready-to-issue by a Permit Processing Technician, as approved by the Director, is $34.00 per hour in one-half (.5) hour increments with a one (1) hour minimum.

Section 6. Section 9 of Ordinance No. 4618 as amended by Section 4 of Ordinance No. 4720 is further amended as follows:

Section 9. Electrical Permits

1. Types of Permits: The fees established here apply to electrical permits as listed in Section 15.

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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.

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

Total Valuation	Fee
up to $500	$37.00
$501 to $2,000	$37.00 + $5.60 prorated per $100
$2001 to $25,000	$121.00 + $16.50 prorated per $1,000
$25,001 to $50,000	500.50 + $14.90 prorated per $1,000
$50,001 to $100,000	$873.00 + $10.10 prorated per $1,000
$100,001 and above	$1,378.00 + $8.70 prorated per $1,000

4. Limited Voltage: The fees for limited voltage installations are 25 percent of the above amounts, with a $26.00 minimum.

5. Signs: The fee for the new circuit installation required for a sign is $37.00.

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 $45.00.

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

SIZE	FEE
1 to 125 amp	$37.00
126 to 200 amp	$57.00
201 to 400 amp	$84.00

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 $94.00.

Section 7. Section 10 of Ordinance No. 4618 as amended by Section 5 of Ordinance No. 4720 is further amended as follows:

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Section 10. Mechanical Permits

1. Types of Permits: The fees established here apply to all mechanical permits as listed in Section 15.

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 $28.00, provided that with air conditioning or heat pump the fee is $51.00. The fees for the above appliances over 160,000 B.T.U.s are $37.00 and $60.00, 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 $28.00 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 $20.00.

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 $28.00.

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 $26.00. The fee for the installation, relocation, addition, or repair of a standpipe is $11.60 per floor served by the standpipe. The fee for the installation, relocation, addition, or repair of a chemical-based fire suppression system is $45.00. The fee for

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the installation, relocation, addition, or repair of a water-based fire protection sprinkler system is:

SIZE	FEE
1 to 15 heads	$42.00
16 to 50 heads	$45.00
51 to 100 heads	$45.00 plus $.82 per head for each head over 50
101 heads +	$84.00 plus $.59 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.

TOTAL VALUATION	FEE
$1000 or less	$28.00
Prorated for each additional $1000	$16.00

Section 8. Section 11 of Ordinance No. 4618 as amended by Section 6 of Ordinance No. 4720 is further amended as follows:

Section 11. Plumbing Permits

1. Types of Permit; The fees established here apply to all plumbing permits as listed in Section 15.

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 $24.00 for the first 20 fixtures, with $11.30 for each additional 10 fixtures or fraction thereof and $11.30 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

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$24.00. The fee for each additional fixture, appliance, device, rain water leader, or opening for future connection is $8.70.

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:

SIZE	FEE
3/4" and 1"	$20.00
1¼" and 1½"	$28.00
2"	$37.00
3"	$45.00
4"	$57.00
greater than 4"	$57.00 plus $10.40 for each additional inch

6. Medical Gas Piping: The fee for the installation or replacement of nitrous oxide and oxygen piping is $10.10 per system and $.72 per outlet.

7. Exemptions: The replacement of residential toilet, wash basin, drinking fountain, urinal, bidet, dishwasher, bar sink, laundry tub, or kitchen sink with a like fixture in the same location does not require a permit. The replacement of a commercial toilet, wash basin, drinking fountain, urinal, residential-type dishwasher, bar sink, or a residential-type kitchen sink (36" x 24" x 8" or smaller) with a like fixture in the same location does not require a permit.

Section 9. Section 12 of Ordinance No. 4618 as amended by Section 7 of Ordinance No. 4720 is repealed.

Section 10. Section 13 of Ordinance No. 4618 as amended by Section 8 of Ordinance No. 4720 is amended as follows:

Section 12. Miscellaneous Construction Permits

1. Types of Permits: The fees established here apply to miscellaneous construction permits as listed in Section 15.

2. Fees: The fee for satellite dish, spa and hot tub permits is $86.00 and is due at submittal. The fee for a demolition permit is $42.00 and is due at submittal.

Section 11. A new Section 13 is added to Ordinance No. 4618 as follows:

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Section 13. Clearing and Grading Inspection Fees

1. Types of Permits: The fees established here apply to Clearing and Grading Permits as listed in Section 15.

2. Fees: The following fee structure is established for inspection by the City in connection with clearing and grading of permits:

a. Flat - The flat rate is a fixed fee per permit, due at issuance regardless of the amount of time spent conducting inspections in connection with the permit.

b. Hourly - The hourly rate requires a deposit to be made at issuance, credited against periodic billings for all inspection hours. Any credit balance remaining after the permit is finaled will be refunded.

Permit Or Approval	Flat	Hourly Rate	Deposit
CASF2	$316		
CASF7	$316		
CGPE		$68	$680
CG4		$68	$680
CC7		$68	$340
CSF	$316		
CVEG2	$68		
CVEG4		$68	$340

Section 12. Section 14 of Ordinance No. 4618 as amended by Section 9 of Ordinance No. 4720 is amended as follows:

Section 14. General Provisions for the Department of Community Development Land Use Fees

1. Types of Applications: The fees established here apply to all permits and approvals listed under Land Use in Section 15.

2. Revisions: Additional review time required by changes, additions, or revisions to an approved application, unless determined by the Director to be a

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

6. Subscription Lists: Yearly subscriptions to all the legal notifications of certain projects will be made available for the cost of production and mailing.

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

9. Fee Schedule for Land Use Review:

Permit Or Approval	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit
Building Permits					
ASIGN - Sm[F]	$28			N/A	
ASIGN - Lg[F]	$129			N/A	
ASC	$83			$64	
BPMF4				$66	$594[C]

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Permit Or Approval	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit
BPMF7				$66	$594[C]
BP2[D]		$128	2	$64	
BP4				$66	$594
BP7				$66	$594
CASF2[D]	$45			$64	
CASF7[D]	$64			$64	
CG4				$64	$704
CG7				$64	$576
CGPE				$64	$704
CSF		$160	2.5	$64	
CVEG2	$64			$64	
CVEG4		$128	2.0	$64	
DEM2	$32			$64	
DEM7		$198	3.0	$66	
FOUND	$32			$64	
LSIGN - Sm	$28			N/A	
LSIGN - Lrg	$139			N/A	
PLS[D]	$32			$64	
SHORN	$122			$64	
SIGN - Sm[F]	$28			N/A	
SIGN - Lg[F]	$128			N/A	
SPA	$19			$64	
STDR	$152			$64	
STNDR	$64			$64	
TI	$26			$64	
TIDD	$58			$64	

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Permit Or Approval	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit
APPROVALS ACU				$66	$594
ADU					
BLA		$384	6.0	$64	
CHILD	$96			$64	
CPA				$64	$512
CUDN				$66	$1,122
CUSM				$66	$1,122
DLC		$192	3.0	$64	
DR				$66	$4,158[D]
DSERV		$128	2.0	$64	
EIS[A]				$66	$1,122
FP		$2,176	32	$66	$2,178
HOII	$759			$66	
LUA				$66	$1,122
LUI		$128	2.0	$64	
LUX2	$154			$64	
LUX4		$192	3	$64	
PAX7				$66	$594
PAX8				$66	$1,122
PP				$66	$1,122
PSP				$66	$1,122
PSEPA				$66	$594
PUD				$66	$1,122
REZ				$66	$1,122
SHEX		$185	2.8	$66	

ORIGINAL

Permit Or Approval	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit
SSDOE				$66	$594
STAT	$64			$64	
SVA				$66	$594
TU	$64			$64	
VEND	$96			$64	
VRA				$66	$594

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] BPMF4/BPMF7 - The deposit will be waived on all but the first permit in a submittal for a multi-building project.

[D] The fee for clearing and grading review is $64 for flat fee applications. The clearing and grading review for flat plus variable applications is charged against the base hours at $64 per hour.

[E] The deposit for a minor design review is $594.

[F] The review fee for a temporary sign is $28 per sign. The design review fee is $33 per sign. The awning review fee is $32 per permit.

Section 13. Section 15 of Ordinance 4618 as amended by Section 12 of Ordinance 4720 is repealed.

Section 14. Section 16 of Ordinance No. 4618 as amended by Section 11 of Ordinance No. 4720 is amended as follows:

Section 15. Definitions

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

ORIGINAL

CONSTRUCTION PERMITS
Department of Community Development

Building Permits

ASC	Accessory Structure - Commercial
BPMF4	New Multifamily Building or Addition without SEPA
BPMF7	New Multifamily Building or Addition with SEPABP2
	Small Commercial Building or Addition without SEPA
BP4	Large Commercial Building or Addition without SEPA
BP7	Large Commercial Building or Addition with SEPA
CASF2	Single Family Addition/Accessory without Shorelines
CASF7	Single Family Addition/Accessory with Shoreline
CRSF	Combination Remodel - Single Family
CSF	Combination New Single Family Residence
FOUND	Foundation Permit
PLS	Pool Permit
SHORN	Shoring and Excavation
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

ORIGINAL

Sign Permits

ASIGN	Awning Sign Permit
SIGN	Sign Permit

Clearing and Grading Permits

CG4	Clearing & Grading Permit
CG7	Clearing & Grading Permit with SEPA
CGPE	Clearing & Grading - Plat Engineering
CVEG2	Small Residential Clearing
CVEG4	Clearing & Grading - Protected Area

Miscellaneous Construction Permits

DEM2	Demolition
DEM7	Demolition with SEPA
SPA	Spa Permit
STDR	Satellite Dish - Design Review District
STNDR	Satellite Dish - Non-Design Review District - Commercial

LAND USE REVIEWS
Department of Community Development

Clearing and Grading Permits

CG4	Clearing & Grading Permit
CG7	Clearing & Grading Permit with SEPA
CGPE	Clearing & Grading - Plat Engineering
CVEG2	Small Residential Clearing
CVEG4	Clearing & Grading - Protected Area

Conditional Uses

ACU	Administrative Conditional Use
CUDN	Conditional Use - Hearing Examiner
CUSM	Shoreline Conditional Use

Design Reviews

DR	Design Review

ORIGINAL

Natural Determinants

PAX7	Protected Area Exception - Administrative
PAX8	Protected Area Exception - Hearing Examiner

Planned Unit Developments

PUD	Planned Unit Development

Plats and Lot Adjustments

BLA	Boundary Line Adjustment
DLC	Declaration of Lot Combination
FP	Final Plat
PP	Preliminary Plat
PSP	Preliminary Short Plat

Shorelines

SHEX	Shoreline Exemption Determination
SSDOE	Shoreline Substantial Development

Sign Permits

ASIGN	Awning Sign Permit
SIGN	Sign Permit

Variances

SVA	Shoreline Variance - Administrative
VRA	Variance - Administrative

Miscellaneous Land Use Actions

ADU	Accessory Dwelling Unit
CHILD	Childcare Registration - Non-Residential Zone
DSERV	Development Services
EIS	Environmental Impact Statement
HOII	Home Occupation - Class II
LSIGN	Legal Nonconforming Sign
LUA	Land Use Amendment
LUI	Land Use Interpretation
LUX2	Land Use Exemption - Class I
LUX4	Land Use Exemption - Class 2
PSEPA	Preliminary SEPA Review

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ORIGINAL

REZ	Rezone
STAT	Status Letter
TU	Temporary Use

Planning Department Actions

CPA	Comprehensive Plan Amendment

Section 15. Application of Ordinance

The fees and procedures adopted by this ordinance shall take effect on January 1, 1996.

Section 16. This ordinance shall take effect and be in force five days after passage and legal publication.

PASSED by the City Council this 11th day of December, 1995, and signed in authentication of its passage this 11th day of December, 1995.

(SEAL)

Donald S. Davidson, DDS, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard Gidley, Deputy City Attorney

Attest:

Myrna L. Basich, City Clerk

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