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# ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4950

AN ORDINANCE regarding permit, approval, and development services fees under the Bellevue City Code; fees for applications requiring construction, land use, fire, survey, sign, transportation, and clearing & grading review and inspection services; amending Ordinance No. 4618, as amended by 4720 and 4845

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

Section 1. Section 2 of Ordinance No. 4618 is amended as follows:

#### Scope of Ordinance

This ordinance establishes the fees for all permits and approvals for which the Department of Community Development is the permit authority. Fees collected by the Department of Community Development for other review authorities are established under separate ordinances, except as noted in this ordinance. For the purpose of this ordinance, the term "Director" means the Director of the Department of Community Development or the Director's authorized representative. The term "appropriate Director" means the Director of the appropriate reviewing authority or the appropriate Director's authorized representative. The term "each Director" means the Director of Community Development, the Fire Marshal, and/or the Director of the Transportation Department or authorized representatives. The term "Building Official" means the Building Official or the Building Official's authorized representative.

Section 2. Section 3 of Ordinance No. 4618 is amended as follows:

#### Responsibility for Payment of Fees

Both the applicant for a permit or approval, and the owner of the property for which the permit or approval is required, are individually responsible for the payment of the fees administered under this ordinance. The following requirements apply to the payment of these fees:

1. No application for a permit or an approval under the Bellevue City Code will be accepted for filing by the City unless all fees required at filing by any City Code or regulation have been paid.

2. No plans or specifications relating to any application filed with the City under the Bellevue City Code will be reviewed by the City until all fees required for review by any City code or regulation have been paid.

3. No final decision on an application for a permit or approval will be made until all fees required by any City code or regulation have been paid, except as authorized by the Director.

4. No final inspection will be done nor temporary, partial, or final certificate of occupancy issued until all fees required by any City code or regulation to be paid prior to such final inspection or issuance of certificate of occupancy have been paid.

5. If a 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 must 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. The written request must be submitted to the appropriate department's Billing Administrator. Within thirty (30) days of payment the Director or appropriate Director will 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 if any fee required for the application is more than thirty (30) days delinquent. If any required fee is not paid within ninety (90) days of the date due, the Director may cancel the application or permit, revoke the approval, or, if work is under way, may issue a stop work order.

7. If a fee is owed pursuant to the City's low-income tenant relocation assistance ordinance, Bellevue City Code Chapter 9.21, and permits are submitted to demolish, rehabilitate, or change the use of structures at the site, the Director may withhold review or issuance of the permits until the required relocation assistance fee is paid.

Section 3. Section 4 of Ordinance No. 4845 is amended as follows:

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 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 review authorities will be reviewed annually by the appropriate Department, 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.

Section 4 of Section 5 of Ordinance No. 4845 is repealed.

Section 5. Section 6 of Ordinance No. 4845 is amended as follows:

General Provisions for all Permits, Approvals and Development Services Fees

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 appropriate 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 Departments of Community Development, Fire, and Transportation will collect all appropriate fees for utility-funded, Capital Investment 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 and owner remain individually responsible for payment for of all or a portion of the fees based on costs actually incurred by each Department, as determined by each 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. The operations fee is nonrefundable.

b. The State Building Code fee is nonrefundable once the permit has been issued.

c. Applicants filing applications that are found incomplete and returned will receive a refund amount up to 80 percent of the review and inspection fees paid, as determined by the Director or appropriate Director.

d. Applicants filing applications that are found complete will receive a refund amount up to 80 percent of the review and inspection fees paid, minus the costs incurred by the appropriate Department from submittal to the date of refund request, as determined by each Director.

e. Refunds for permits that have been issued and no construction work begun, will be up to 80 percent of the building permit fee, the clearing & grading inspection fee, and the transportation inspection fee, minus the cost incurred by the appropriate department, as determined by each Director. No plan review or inspection fees will be refunded once review or inspection is complete.

f. 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 each Director.

g. Refunds for fees collected by the Department of Community Development and not specifically mentioned here will be refunded at the direction of each Director.

h. The Newcastle Fire Service fee will be refunded if the permit is not issued, or has been issued and no construction work begun. Other fees collected by the Department of Community Development will be refunded according to each separate ordinance.

i. No refund less than \$5.00 (combined from all departments) will be processed, except as authorized by each Director. No balance due on a canceled application or permit less than \$5.00 (combined from all departments) 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

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administered by the Department of Community Development. The fee will be charged according to Table 1.

<b>Table 1 - Operations Fee</b>	
<b>Type</b>	<b>Fee</b>
Boundary Line Adjustment and Lot Combination Approvals	\$44
Clearing & Grading and Vegetation Permits <sup>A</sup>	\$23
Commercial Construction Permits- medium and large <sup>B</sup>	\$337
Commercial Construction Permits - small <sup>B</sup>	\$23
Comprehensive Plan Amendment	\$23
Conditional Use Approvals	\$337
Demolition and Foundation Permits	\$23
Design Review Approval	\$337
Environmental Impact Statement	\$337
Land Use and Transportation Services	\$23
Land Use Code Exemptions	\$23
Mechanical, Electrical, Plumbing Permits - plan review	\$23
Mechanical, Electrical, Plumbing Permits - over-the-counter	\$5
Miscellaneous Land Use Actions	\$23
Planned Unit Development Approval	\$337
Pools and Spa Permits <sup>A</sup>	\$23
Plat Infrastructure Permit	\$337
Preliminary SEPA Determination	\$44
Protected Area Exception Approvals	\$337
Rezone Approval	\$337
Satellite Dish/Antenna Permits	\$23

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<b>Table 1 - Operations Fee</b>	
<b>Type</b>	<b>Fee</b>
Shoreline Approvals	\$23
Sign Permit and Approvals	\$23
Single Family Construction permits <sup>A</sup>	\$23
Subdivision and Short Plat Approvals - preliminary	\$337
Subdivision and Short Plat Approvals - final	\$44
Variance Approvals <sup>C</sup>	\$337

<sup>A</sup>The operations fee for an application that usually requires plan review will be \$5 when the permit is issued over-the-counter.

<sup>B</sup>The operations fee for multi-building projects is \$337 for the first 5 buildings, then \$44 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.

<sup>C</sup>The operations fee for a single family variance is \$44.

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

10. 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.

11. Exempt Activities: No fee established by 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.

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

13. Reinspection Fee: In instances where reinspection fees have been assessed, no additional inspection of the work is performed until the required fees are paid.

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14. Expedite Review: The fee to expedite the review of an application, as approved by the Director, is determined by each Director in order to recover City costs, except as noted elsewhere in this ordinance.

Section 6. Section 4 of Ordinance No. 4845 is amended as follows:

General Provisions for Department of Community Development Construction Permit Fees

1. Scope: These general provisions apply to all permits issued by the Building Section of the Department of Community Development.

2. 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.

3. Valuation: The deposit required for plan review of a project based on building department valuation will have the owner's valuation rounded to the nearest increment.

4. 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.

5. Miscellaneous Inspections and Other Fees: Table 2 is used to calculate fees for miscellaneous inspections and additional plan review.

Type	Per Hour	Minimum Fee	Due
Inspection with no specific fee	\$70.00	.5 hour	Within 5 days of notification
Inspection outside normal hours	\$70.00	2 hours	Within 5 days of notification
Plan review resulting from changes to approved plans (when the building valuation is unchanged)	\$70.00	.5 hour	At revision issuance
Reinspection	\$70.00	.5 hour	Within 5 days of Notification

6. 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 7. Section 8 of Ordinance No. 4845 is amended as follows:

Building Permits

1. 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 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.

2. Building Permit Fees: Table 3-A is used to calculate the building permit fee once the determination of value has been made. The permit fee is due at issuance.

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<b>Table 3-A - Permit Fees Based on Valuation</b>	
<b>Total Valuation</b>	<b>Fee</b>
\$1 to \$500	\$22.70
\$501 to \$2,000	\$22.70 for the first \$500 plus \$3.50 prorated for each additional \$100 to and including \$2,000
\$2,001 to \$25,000	\$75.20 for the first \$2,000 plus \$13.90 prorated for each additional \$1,000 to and including \$25,000
\$25,001 to \$50,000	\$394.90 for the first 25,000 plus \$10.30 prorated for each additional \$1,000 to and including \$50,000
\$50,001 to \$100,000	\$652.40 for the first \$50,000 plus \$6.70 prorated for each additional \$1,000 to and including \$100,000
\$100,001 to \$1,000,000	\$987.40 for the first \$100,000 plus \$5.80 prorated for each additional \$1,000 to and including \$1,000,000
\$1,000,001 and above	\$6,207.40 for the first \$1,000,000 plus \$4.00 prorated for each additional \$1,000 thereafter

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

4. **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. This section shall not apply to any building permit issued in connection with a building permit application which is filed on or after January 1, 1997.

5. **State Building Code Fee:** The state building code fee is collected at issuance for the state on all building, spa, satellite dish, and demolition permits at the rate of \$4.50 each. The fee for multi-family building permits is \$4.50 for the first unit and \$2.00 for each additional unit. The fee is due at issuance.

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

7. Expedite Issuance: The fee to expedite making a building or clearing & grading permit ready-to-issue by a Permit Processing Technician, as approved by the Director, is \$35.00 per hour in one-half (.5) hour increments with a one (1) hour minimum. The fee is due at issuance.

8. Single Family Combination New Construction Permits: The fee for the mechanical and plumbing inspections of a single family combination new construction permit is 23% of the building permit fee. The fee for the electrical inspections, when combined in the permit, is 9% of the building permit fee. These fees are due at issuance and are in addition to the building permit.

Section 8. Section 6 of Ordinance No. 4845 is amended as follows:

Electrical Permits

1. Scope: The fees established here apply to the installation, relocation, addition, or repair of electrical work that requires a permit.

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, with a minimum of \$20.00, 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: Table 4 is used to calculate fees for the installation, replacement, relocation, or repair of each electrical service, system, circuit, appliance and other electrical work once the determination of value has been made. Valuation is determined based on the prevailing fair market value of the materials, labor, and equipment needed to complete the work.

<b>Table 4 - Electrical Fees Based on Valuation</b>	
<b>Total Valuation</b>	<b>Fee</b>
up to \$500	\$37.00
\$501 to \$2,000	\$37.00 + \$5.60 prorated for each additional \$100
\$2001 to \$25,000	\$121.00 + \$16.50 prorated for each additional \$1,000
\$25,001 to \$50,000	\$500.50 + \$14.90 prorated for each additional \$1,000

<b>Table 4 - Electrical Fees Based on Valuation</b>	
<b>Total Valuation</b>	<b>Fee</b>
\$50,001 to \$100,000	\$873.00 + \$10.10 prorated for each additional \$1,000
\$100,001 and above	\$1,378.00 + \$8.70 for each additional \$1,000 thereafter

4. Miscellaneous Electrical Fees: Table 5 is used to calculate fees for miscellaneous electrical permits. The fees are due at submittal.

<b>Table 5 - Miscellaneous Electrical Fees</b>									
<b>Type</b>	<b>Fee</b>								
Carnivals - including art and street fairs, haunted houses, amusement rides, and other temporary events	\$94.00								
Limited Voltage	25% of Table 4, with a \$26.00 minimum								
Signs - new circuit installation	\$37.00								
Swimming Pools, Hot Tubs, Saunas, Spas - each require a separate building permit	\$45.00								
Temporary Power	<table> <tr> <td>\$37.00</td> <td>125 amperes &amp; below</td> </tr> <tr> <td>\$57.00</td> <td>126 - 200 amperes</td> </tr> <tr> <td>\$84.00</td> <td>201 - 400 amperes</td> </tr> <tr> <td>Table 4</td> <td>over 400 amperes</td> </tr> </table>	\$37.00	125 amperes & below	\$57.00	126 - 200 amperes	\$84.00	201 - 400 amperes	Table 4	over 400 amperes
\$37.00	125 amperes & below								
\$57.00	126 - 200 amperes								
\$84.00	201 - 400 amperes								
Table 4	over 400 amperes								

Section 9. Section 7 of Ordinance No. 4845 is amended as follows:

**Mechanical Permits**

1. Scope: The fees established here apply to the installation, relocation, addition, or repair of mechanical work that requires a permit.

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.

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3. Wiring: The fees established in this subsection do not include the electrical wiring, which requires a separate permit.

4. Miscellaneous Mechanical Fees: Table 6 is used to calculate the fees for miscellaneous mechanical permits. The fees are due at issuance.

<b>Table 6 - Miscellaneous Mechanical Fees</b>	
<u>Type</u>	<u>Fee</u>
Air Conditioners with or without duct work	\$28.00 for each dwelling unit up to 3 \$16.00 for each additional dwelling unit over 3
Appliance Vents	\$16.00 per vent
Furnace - up to and including 160,000 B.T.U.s - including duct work and piping	\$28.00 without air conditioning and heat pump \$51.00 with air conditioning or heat pump
Furnace - over 160,000 B.T.U.s - including duct work and piping	\$37.00 without air conditioning and heat pump \$60.00 with air conditioning or heat pump
Gas Piping Only - no fixture installation	\$28.00 per permit
Gas Appliances with gas piping	\$28.00 each appliance
Heat pumps with or without duct work	\$28.00 for each dwelling unit up to 3 \$16.00 for each additional dwelling unit over 3
Wood Stoves or Heaters including gas piping	\$20.00

5. Water Based Fire Protection Systems: Table 7 is used to calculate the fees for water based fire protection systems.

<b>Table 7 - Water-Based Fire Protection Fees</b>		
<u>Size</u>	<u>Fee</u>	<u>Due At</u>
1 to 15 heads	\$43.00	Submittal
16 to 50 heads	\$46.00	Issuance

<b>Table 7 - Water-Based Fire Protection Fees</b>		
<b>Size</b>	<b>Fee</b>	<b>Due At</b>
51 to 100 heads	\$46.00 plus \$.84 per head	Issuance
101 or more heads	\$87.00 plus \$.61 per head	Issuance
<b>Miscellaneous</b>		
<b>Type</b>	<b>Fee</b>	<b>Due At</b>
Water service to main control	\$26.00	Issuance
Standpipes	\$11.90 per floor served	Issuance

6. Chemical Based Fire Suppression Systems: The fee for a chemical based fire suppression system is \$46.00.

7. Commercial: Table 8 is used to calculate fees for the commercial installation, replacement, relocation, or repair of each commercial heating, ventilation, air-conditioning, or freezing unit or system, and other mechanical equipment once the determination of value has been made. Valuation is determined based on the prevailing fair market value of the materials, labor, and equipment needed to complete the work. The permit fee is due at issuance.

<b>Table 8 - Mechanical Fees Based on Valuation</b>	
<b>Total Valuation</b>	<b>Fee</b>
\$1,000 or less	\$28.00
each additional 1,000 up to \$100,000	\$16.00 prorated per 1,000
each additional 1,000 above \$100,001	\$14.00 prorated per 1,000

8. Exemptions: A permit is not required for the replacement of range tops, gas dryers, or gas logs which have no additional gas piping.

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Section 10. Section 8 of Ordinance No. 4845 is amended as follows:

Plumbing Permits

1. Scope: The fees established here apply to the installation, relocation, addition, or repair of plumbing work that requires a permit.
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. Fee Schedule: Table 9 is used to calculate plumbing fees. The plan review fees are due at issuance and are in addition to the permit fee.

Table 9 - Plumbing Fees		
Total Valuation	Fee	Due At
First Fixture	\$24.00	Submittal
Each Additional Fixture	\$9.00	Submittal
Piping Fees		
Pipe Size	Fee	Due At
3/4" - 1"	\$20.00	Submittal
1 1/4" - 1 1/2 "	\$29.00	Submittal
2"	\$38.00	Submittal
3"	\$46.00	Submittal
4"	\$58.00	Submittal
each additional inch over 4"	\$10.70	Submittal
Medical Gas Piping per system	\$10.30	Submittal
per outlet	\$.74	Submittal
Plan Review Fees		
Commercial - first 20 fixtures	\$24.00	Issuance

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Table 9 - Plumbing Fees		
Total Valuation	Fee	Due At
Each additional 10 fixtures or fraction thereof	\$11.60	Issuance
Each additional floor above the first floor	\$11.60	Issuance
Residential	\$13.00 flat	Issuance

4. Exemptions: The replacement of a 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 11. Section 10 of Ordinance No. 4845 is amended as follows:

Miscellaneous Construction Permits

1. Scope: The fees established here apply to the installation, relocation, addition, or repair of construction work that requires a permit.

2. Fees for Miscellaneous Permits: Table 10 is used to calculate fees for miscellaneous construction permits. The fees are due at submittal.

Table 10- Miscellaneous Permits	
Type	Fee
Demolition Permit	\$43.00
Satellite Dish/Antenna Permit	\$89.00
Spa Permit	\$89.00

Section 12. Section 11 of Ordinance No. 4845 is amended as follows:

Clearing & Grading Inspection Fees

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1. **Scope:** The fees established here apply to the inspection of permits issued for any disturbance of the earth, including removal of trees and vegetation, that requires a permit.

2. **Fees:** The following fee structure is established for inspections in connection with clearing & grading 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 finalized will be refunded.

3. **Fee Schedule:** Table 11 is used to calculate the fees for clearing & grading and vegetation inspections.

Table 11 - Clearing & Grading Inspections				
Type	Flat	Hourly Rate	Deposit	Due At
Clearing & Grading - SEPA		\$70	\$350	Issuance and monthly billings
Commercial Construction - small		\$70	\$140	Issuance and monthly billings
Commercial Construction - medium and large		\$70	\$350	Issuance and monthly billings
Commercial - accessory	\$70			Issuance
Plat Infrastructure		\$70	\$700	Issuance and monthly billings
Pools	\$224			Issuance
Single Family - Misc	\$156			Issuance
Single Family - New Residence	\$322			Issuance
Single Family - Shoreline	\$105			Issuance
Single Family - Additions	\$224			Issuance

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Table 11 - Clearing & Grading Inspections				
Type	Flat	Hourly Rate	Deposit	Due At
Vegetation - Single Family	\$70			Issuance
Vegetation - Protected Area or Commercial		\$70	\$210	Issuance and monthly billings

Section 13. Section 12 of Ordinance No. 4845 is amended as follows:

General Provisions for the Departments of Community Development , Fire and Transportation Development Services Fees

1. Scope: The provisions established here apply to the review of applications by the Land Use section of the Department of Community Development, the Fire Marshal's Office of the Fire Department, the Survey section of the Transportation Department, and review and inspections by the Development section of the Transportation Department.

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 development 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 each Director.

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

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6. Environmental Impact Statements: The applicant bears the cost of all City expenses related to the Environmental Impact Statement and the cost of retaining consultants.

7. Plat Engineering: 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.

8. Multi-building Projects: The review fee deposit will be waived on all but the first permit in a submittal for a multi-building construction project.

Section 14. A new Section is adopted as follows:

Land Use Review

1. Scope: The fees established here apply to the review of applications by the Land Use section in the Department of Community Development.

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

3. Fee Schedule for Land Use Review: Table 12 is used to calculate the fees for Land Use review of an application.

Table 12 - Land Use Review Fees						
Type	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit	Due At
Boundary Line Adjustment		\$320	5.0	\$64		Submittal and monthly billings
Child care registration	\$96			\$64		Submittal
Clearing & grading - commercial				\$64	\$704	Submittal and monthly billings
Clearing & grading - single family	\$126			\$64		Submittal
Clearing & grading - SEPA				\$64	\$506	Submittal and monthly billings
Commercial & multi-family building permit - medium & large				\$66	\$594	Submittal and monthly billings

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Table 12 - Land Use Review Fees						
Type	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit	Due At
Commercial Building Permit - accessory <sup>A</sup>	\$77			\$64		Submittal
Commercial building permit - small <sup>A</sup>		\$128	2.0	\$64		Submittal and monthly billings
Comprehensive Plan Amendment				\$64	\$640	Submittal and monthly billings
Conditional Use - Hearing Examiner				\$66	\$1,122	Submittal and monthly billings
Conditional Use - administrative				\$66	\$594	Submittal and monthly billings
Demolition with SEPA		\$198	3.0	\$66		Submittal and monthly billings
Demolition	\$45			\$64		Submittal
Design Review				\$66	\$4,158	Submittal and monthly billings
Development Services				\$64	\$256	Submittal and monthly billings
Environmental Impact Statement				\$66	\$2,640	Submittal and monthly billings
Foundation	\$45			\$64		Submittal
Group Facility	\$759			\$66		Submittal
Home Occupation	\$462			\$66		Submittal
Land Use Code Interpretation		\$128	2.0	\$64		Submittal and monthly billings
Land Use Approval Amendment				\$66	\$1,122	Submittal and monthly billings
Land Use Code Exemption - minor	\$154			\$64		Submittal
Land Use Code Exemption - major		\$192	3.0	\$64		Submittal and Monthly Billings
Lot Combinations		\$192	3.0	\$64		Submittal and monthly billings

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Table 12 - Land Use Review Fees						
Type	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit	Due At
Planned Unit Development				\$66	\$2,640	Submittal and monthly billings
Plat Infrastructure				\$64	\$1,122	Submittal and monthly billings
Plat - final				\$64	\$2,048	Submittal and monthly billings
Plat - preliminary				\$66	\$2,640	Submittal and monthly billings
Pool	\$96			\$64		Submittal
Preliminary SEPA Determination				\$66	\$594	Submittal and monthly billings
Protected Area Exception - Administrative				\$66	\$594	Submittal and monthly billings
Protected Area Exception - Hearing Examiner				\$66	\$1,122	Submittal and monthly billings
Rezone				\$66	\$594	Submittal and monthly billings
Satellite Dish - Design District	\$96			\$64		Submittal
Satellite Dish	\$64			\$64		Submittal
Shoreline Exemption		\$185	2.8	\$66		Submittal and monthly billings
Shoreline Substantial Development				\$66	\$594	Submittal and monthly billings
Short Plat - preliminary				\$66	\$1,122	Submittal and monthly billings
Short plat - final		\$416	6.5	\$64		Submittal and monthly billings
Sign - legal nonconforming	\$64			\$64		Submittal
Sign - temporary	\$26			\$64		Submittal
Sign	\$77			\$66		Submittal

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Table 12 - Land Use Review Fees						
Type	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit	Due At
Sign - awning		\$128	2.0	\$64		Submittal and monthly billings
Single family building permit- new residence	\$192					Submittal
Single family building permit - shoreline	\$128					Submittal
Single family building permit - substantial shoreline				\$66	\$320	Submittal and monthly billings
Single family building permit - addition	\$51					Submittal
Spa	\$32			\$64		Submittal
Status Letter	\$83			\$64		Submittal
Temporary Use	\$51			\$64		Submittal
Tenant Improvement	\$19			\$64		Submittal
Tenant Improvement - design district	\$51			\$64		Submittal
Variances				\$66	\$594	Submittal and monthly billings
Vegetation - single family	\$64					Submittal
Vegetation - Commercial or Protected Area		\$128	2.0	\$64		Submittal and monthly billings
Vendor Cart	\$96			\$64		Submittal

<sup>A</sup>The fee for clearing and grading review of an application is \$64 for flat fee applications. The clearing & grading review for flat plus variable applications is charged against the base hours at \$64 per hour.

Section 15. A new Section is adopted as follows:

Transportation Department Review and Inspection Fees

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1. Scope: The fees established here apply to the review and inspection of applications by the Development Review, and Construction/Inspection sections of the Transportation Department.

2. Fee Schedule for Transportation Department Review: Table 13 is used to calculate fees for the review of applications by the Transportation Department.

<b>Table 13 - Transportation Review Fees</b>						
<b>Type</b>	<b>Flat</b>	<b>Flat + Variable</b>	<b>Base Hours</b>	<b>Hourly Rate</b>	<b>Deposit</b>	<b>Due At</b>
Boundary Line Adjustment		\$80	1.0	\$80		Submittal and monthly billings
Clearing & Grading - commercial				\$80	\$80	Submittal and monthly billings
Commercial Construction - small	\$160			\$80		Submittal
Commercial Construction - medium				\$80	\$240	Submittal and monthly billings
Commercial Construction - large				\$80	\$800	Submittal and monthly billings
Commercial Construction - Accessory	\$80			\$80		Submittal
Commercial Construction - Shoring		\$80	1.0	\$80		Submittal and monthly billings
Comprehensive Plan Amendments		\$160	2.0	\$80		Submittal and monthly billings
Conditional Use - Administrative				\$80	\$160	Submittal and monthly billings
Conditional Use Approval - Hearing Examiner		\$160	2.0	\$80		Submittal and monthly billings
Demolition Permit	\$80			\$80		Submittal
Demolition Permit with SEPA		\$80	1.0	\$80		Submittal and monthly billings
Design Review Approval		\$320	4.0	\$80		Submittal and monthly billings

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Table 13 - Transportation Review Fees						
Type	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit	Due At
Environmental Impact Statements				\$80	\$1,200	Submittal and monthly billings
Land Use Approval Amendment				\$80	\$240	Submittal and monthly billings
Multi-family Construction - medium and large		\$320	4.0	\$80		Submittal and monthly billings
Planned Unit Developments		\$640	8.0	\$80		Submittal and monthly billings
Plat Infrastructure				\$80	\$400	Submittal and monthly billings
Preliminary SEPA Determination		\$160	2.0	\$80		Submittal and monthly billings
Rezone		\$80	1.0	\$80		Submittal and monthly billings
Short Plat - final		\$80	1.0	\$80		Submittal and monthly billings
Short Plat - preliminary <sup>A</sup>		\$320	4.0	\$80		Submittal and monthly billings
Subdivision - final		\$320	4.0	\$80		Submittal and monthly billings
Subdivision - preliminary <sup>A</sup>		\$640	8.0	\$80		Submittal and monthly billings
Temporary Use	\$20			\$80		Submittal
Transportation Services		\$160	2.0	\$80		Submittal and monthly billings
Variance				\$80	\$160	Submittal and monthly billings

<sup>A</sup> A fee of \$100 per lot will be charged at submittal to cover the cost of Survey review.

<sup>B</sup> The review is not charged on interior-only demolitions.

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3. Inspections and Other Fees: Table 14 is used to calculate fees for Transportation Department inspections. The fees are due at issuance and in monthly billings.

Table 14 - Transportation Inspections		
Type	Hourly Rate	Deposit
Multi-family Construction	\$80	\$1,600
Commercial Construction - medium and large	\$80	\$1,600
Commercial Construction - small	\$80	\$160
Plat Infrastructure	\$80	\$2,400
Final Plat	\$80	\$400
Final Short Plat	\$80	\$240
Planned Unit Development	\$80	\$400
Transportation Inspection Miscellaneous Fees		
Inspection with no specific fee	\$80 with no minimum	In monthly billings
Inspections outside normal hours	\$80 with 2 hour minimum	In monthly billings
Reinspection	\$80 with .5 hr minimum	In monthly billings

Section 16. A new Section is adopted as follows:

**Fire Department Review Fees**

1. Scope: The fees established here apply to the review of applications by the Fire Marshal's Office of the Fire Department.

2. Fee Schedule for Fire Department Review Fees: Table 15 is used to calculate the fees for Fire Department review of applications. The fees are due at submittal.

<b>Table 15 - Fire Review Fees</b>	
<b>Type</b>	<b>Flat</b>
Awnings with signs on Commercial Buildings	\$15
Boundary Line Adjustment	\$15
Commercial Construction -medium and large	\$130
Commercial Construction - small	\$65
Conditional Use	\$65
Demolition Permits	\$15
Design Reviews	\$130
Electrical Fire Alarms - modification	\$65
Electrical Fire Alarms - new	\$130
Environmental Impact Statements	\$65
Mechanical Fire Protection - modification	\$65
Mechanical Fire Protection - new	\$135
Planned Unit Development	\$130
Plat Infrastructure	\$65
Preliminary SEPA Determination	\$15
Rezoning	\$15
Subdivisions and Short Plats - final	\$15
Subdivisions and Short Plats - preliminary	\$130
Temporary Use and Home Occupations	\$15

Section 17. Section 14 of Ordinance No. 4845 is repealed.

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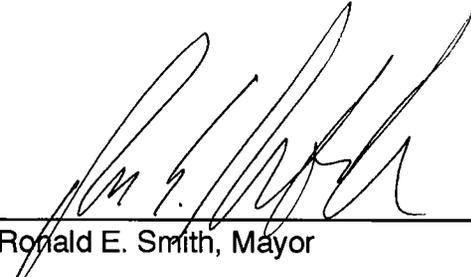
Section 18. Application of Ordinance

The fees and procedures adopted by this ordinance, shall take effect January 1, 1997.

Section 19. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

PASSED by the City Council this 9<sup>th</sup> day of December, 1996, and signed in authentication of its passage this 16<sup>th</sup> day of December, 1996.

(SEAL)

  
\_\_\_\_\_  
Ronald E. Smith, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
\_\_\_\_\_  
Richard L. Andrews, City Attorney

Attest:

  
\_\_\_\_\_  
Myrna L. Basich, City Clerk

Published December 13, 1996