

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5185

AN ORDINANCE regarding development services under the Bellevue City Code; fees for applications requiring construction, land use, fire, survey, sign, transportation, utility, and clearing & grading review and inspection services; amending Ordinance No. 5116.

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

Section 1. Section 2 of Ordinance No. 5116 is amended to read as follows.

Section 2. Scope of Ordinance

This ordinance establishes the fees for all permits and approvals for which the Department of Planning and Community Development is the permit authority. Fees collected by the Department of Planning and 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 "the Director" means the Director of the Department of Planning and 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 Planning and Community Development, the Fire Marshall, and/or the Director of the Transportation Department, and/or the Director of the Utility Department or authorized representatives. The term "Building Official" means the Building Official or the Building Official's authorized representative.

Section 2. Section 4 of Ordinance No. 5116 is amended to read as follows:

Section 4. Administration and Enforcement

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.

Section 3. Section 5 of Ordinance No. 5116 is amended to read as follows:

Section 5. 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 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 appropriate 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 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 Planning and 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 of all or a portion of the fees based on costs actually incurred by each Department, as determined by the appropriate 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 the appropriate 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 the appropriate Director.

g. Refunds for fees collected by the Department of Planning and Community Development and not specifically mentioned herein will be refunded at the direction of the appropriate 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 the appropriate 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 certain applications. 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. The fee will be charged according to Table 1.

Table 1 - Operations Fee	
<u>Type</u>	<u>Fee</u>
Boundary Line Adjustment and Lot Combination Approvals	\$47
Clearing & Grading and Vegetation Permits ^A	\$25
Commercial Construction Permits – major ^B	\$358
Commercial Construction Permits – medium and minor ^B	\$25
Comprehensive Plan Amendment	\$25
Conditional Use Approvals	\$358
Demolition and Foundation Permits	\$25
Design Review Approval	\$358
Environmental Impact Statement	\$358
Land Use and Transportation Services	\$25

Table 1 - Operations Fee	
<u>Type</u>	<u>Fee</u>
Land Use Code Exemptions	\$25
Mechanical, Electrical, Plumbing Permits - plan review	\$25
Mechanical, Electrical, Plumbing Permits - over-the-counter	\$5
Miscellaneous Land Use Actions	\$25
Planned Unit Development Approval	\$358
Pools and Spa Permits ^A	\$25
Plat Infrastructure Permit	\$358
Preliminary SEPA Determination	\$47
Protected Area Exception Approvals	\$358
Rezone Approval	\$358
Satellite Dish/Antenna Permits	\$25
Shoreline Approvals	\$25
Sign Permit and Approvals	\$25
Single Family Construction permits ^A	\$25
Subdivision and Short Plat Approvals - preliminary	\$358
Subdivision and Short Plat Approvals - final	\$47
Variance Approvals ^C	\$358

^AThe operations fee for an application that usually requires plan review will be \$5 when the permit is issued over-the-counter.

^BThe operations fee for multi-building projects is \$358 for the first 5 buildings, then \$47 for each additional building. The operations fee for the secondary permits in a multi-building project is \$25 for the first 5 buildings, then \$5 for each additional building.

^CThe operations fee for a single family variance is \$47.

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 Director 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.

14. Expedited 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 4. Section 6 of Ordinance No. 5116 is amended to read as follows:

Section 6. General Provisions for Construction Permit Fees

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

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. For multi-building projects with fees based on building department valuation, the appropriate fees will be calculated on the total project valuation and this total apportioned between the buildings. These provisions apply to multi-building projects when applied and reviewed together as one project.

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

Table 2 - Miscellaneous Inspections and Other Fees			
Type	Per Hour	Minimum Fee	Due
Inspection with no specific fee	\$72.00	.5 hour	Within 5 days of notification
Inspection outside normal hours	\$72.00	2 hours	Within 5 days of

Table 2 - Miscellaneous Inspections and Other Fees			
Type	Per Hour	Minimum Fee	Due
			notification
Plan review resulting from changes to approved plans (when the building valuation is unchanged)	\$72.00	.5 hour	At revision issuance
Reinspection	\$72.00	.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 appropriate Director. This provision does not apply to emergency work when it is proved to the satisfaction of the appropriate 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 7 of Ordinance No. 5116 is amended to read as follows:

Section 7. Building Permits

1. Determination of Value or Valuation: The determination of the value or valuation under any of the provisions of this ordinance, unless otherwise noted, will be made on the basis of the Building Valuation Data published quarterly in the International Conference of Building Official Building Standards and other valuation criteria approved by the Director. 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 is used to calculate the building permit fee once the determination of value has been made. The permit fee is due at issuance.

Table 3 – Permit Fees Based on Valuation	
<u>Total Valuation</u>	<u>Fee</u>
\$1 to \$500	\$23.40
\$501 to \$2,000	\$23.40 for the first \$500 plus \$3.60 prorated for each additional \$100 to and including \$2,000
\$2,001 to \$25,000	\$77.40 for the first \$2,000 plus \$14.30 prorated for each additional \$1,000 to and including \$25,000
\$25,001 to \$50,000	\$406.30 for the first 25,000 plus \$10.60 prorated for each additional \$1,000 to and including \$50,000
\$50,001 to \$100,000	\$671.30 for the first \$50,000 plus \$6.90 prorated for each additional \$1,000 to and including \$100,000
\$100,001 to \$1,000,000	\$1,016.30 for the first \$100,000 plus \$6.00 prorated for each additional \$1,000 to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,416.30 for the first \$1,000,000 plus \$3.60 prorated for each additional \$1,000 to and including \$5,000,000
\$5,000,001 to \$50,000,000	\$20,813.30 for the first \$5,000,000 plus 3.10 prorated for each additional \$1,000 to and including \$50,000,000
\$50,000,001 and above	\$160,313.30 for the first \$50,000,000 plus 2.60 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 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 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, U-1, and U-2 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, antenna, 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 and grading permit ready-to-issue by a Permit Processing Technician, as approved by the Director, is \$36.00 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 are each 11% of the building permit fee. The fee for the electrical inspections is 9% of the permit fee. These fees are due at issuance and are in addition to the building permit.

Section 6. Section 8 of Ordinance No. 5116 is amended to read as follows:

Section 8. 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 \$21.00, 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.

Table 4 – Electrical Fees Based on Valuation	
<u>Total Valuation</u>	<u>Fee</u>
up to \$500	\$38.00
\$501 to \$2,000	\$38.00 + \$5.75 prorated for each additional \$100
\$2001 to \$25,000	\$124.00 + \$17.00 prorated for each additional \$1,000
\$25,001 to \$50,000	\$515.00 + \$15.30 prorated for each additional \$1,000
\$50,001 to \$100,000	\$898.00 + \$10.40 prorated for each additional \$1,000
\$100,001 and above	\$1,418.00 + \$8.95 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.

Table 5 - Miscellaneous Electrical Fees											
<u>Type</u>	<u>Fee</u>										
Carnivals - including art and street fairs, haunted houses, amusement rides, and other temporary events	\$98.00										
Limited Voltage	25% of Table 4, with a \$27.00 minimum										
Signs - new circuit installation	\$38.00										
Swimming Pools, Hot Tubs, Saunas, Spas - each require a separate building permit	\$46.00										
Temporary Power	<table border="0"> <tr> <td>\$38.00</td> <td>125 amperes &</td> </tr> <tr> <td>\$59.00</td> <td>below</td> </tr> <tr> <td>\$86.00</td> <td>126 – 200 amperes</td> </tr> <tr> <td>Table 4</td> <td>201 – 400 amperes</td> </tr> <tr> <td></td> <td>over 400 amperes</td> </tr> </table>	\$38.00	125 amperes &	\$59.00	below	\$86.00	126 – 200 amperes	Table 4	201 – 400 amperes		over 400 amperes
\$38.00	125 amperes &										
\$59.00	below										
\$86.00	126 – 200 amperes										
Table 4	201 – 400 amperes										
	over 400 amperes										

Section 7. Section 9 of Ordinance No. 5116 is amended to read as follows:

Section 9. 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.
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 single-family mechanical permits. The fees are due at issuance.

Table 6 – Miscellaneous Mechanical Fees	
<u>Type</u>	<u>Fee</u>
Air Conditioners with or without duct work	\$29.00 for each dwelling
Appliance Vents	\$16.00 per vent
Furnace - up to and including 160,000 B.T.U.s - including duct work and piping	\$29.00 without air conditioning and heat pump \$52.00 with air conditioning or heat pump
Furnace - over 160,000 B.T.U.s - including duct work and piping	\$38.00 without air conditioning and heat pump

Table 6 – Miscellaneous Mechanical Fees	
<u>Type</u>	<u>Fee</u>
	\$62.00 with air conditioning or heat pump
Gas Piping Only - no fixture installation	\$29.00 per permit
Gas Appliances with gas piping	\$29.00 each appliance
Heat pumps with or without duct work	\$29.00 for each dwelling
Wood Stoves or Heaters including gas piping	\$21.00

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

Table 7 - Water-Based Fire Protection Fees		
<u>Size</u>	<u>Fee</u>	<u>Due At</u>
1 to 15 heads	\$44.00	Submittal
16 to 50 heads	\$47.00	Issuance
51 to 100 heads	\$47.00 plus \$.86 per head	Issuance
101 or more heads	\$90.00 plus \$.63 per head	Issuance
Miscellaneous		
Water service to main control	\$27.00	Issuance
Standpipes	\$12.25 per floor served	Issuance

6. Chemical Based Fire Suppression Systems: The fee for a chemical based fire suppression system is \$47.00.

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.

Table 8 - Mechanical Fees Based on Valuation	
<u>Total Valuation</u>	<u>Fee</u>
\$1,000 or less	\$29.00
each additional 1,000 up to \$100,000	\$16.00 prorated per 1,000

Table 8 - Mechanical Fees Based on Valuation	
each additional 1,000 above \$100,001	\$12.00 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.

Section 8. Section 10 of Ordinance No. 5116 is amended to read as follows:

Section 10. 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		
<u>Total Valuation</u>	<u>Fee</u>	<u>Due At</u>
First Fixture	\$25.00	Submittal
Each Additional Fixture	\$9.20	Submittal
Piping Fees		
<u>Pipe Size</u>	<u>Fee</u>	<u>Due At</u>
3/4" - 1"	\$21.00	Submittal
1 1/4" - 1 2 "	\$30.00	Submittal
2"	\$39.00	Submittal
3"	\$47.00	Submittal
4"	\$60.00	Submittal
each additional inch over 4"	\$11.00	Submittal
Medical Gas Piping per system	\$10.60	Submittal
per outlet	\$.76	Submittal
Plan Review Fees		
Commercial - first 20 fixtures	\$25.00	Issuance

Table 9 - Plumbing Fees		
Total Valuation	Fee	Due At
Each additional 10 fixtures or fraction thereof	\$11.90	Issuance
Each additional floor above the first floor	\$11.90	Issuance
Residential	\$13.00	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 9. Section 11 of Ordinance No. 5116 is amended to read as follows:

Section 11. 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.

Table 10 - Miscellaneous Permits		
Type	Fee	Due at
	Plan Review Fees	
Demolition Permit	\$17.00	Submittal
Satellite Dish or Antenna	\$36.00	Submittal
Spa Permit	\$36.00	Submittal
	Permit Fees	
Demolition Permit	\$27.00	Issuance
Satellite Dish or Antenna	\$56.00	Issuance
Spa Permit	\$56.00	Issuance

Section 10. Section 12 of Ordinance No. 5116 is amended to read as follows:

Section 12. Clearing & Grading Inspection Fees

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

Table 11 - Clearing & Grading Inspections		
<u>Type</u>	<u>Fee</u>	<u>Due At</u>
Clearing & Grading – SEPA	\$72.00	Issuance
Commercial Construction – medium	\$72.00	Issuance
Commercial Construction - without SEPA	\$342.00	Issuance
Commercial – minor	\$72.00	Issuance
Demolition ^A	\$36.00	Issuance
Plat Infrastructure - short plat	\$360.00	Issuance
Plat Infrastructure – subdivision	\$720.00	Issuance
Pools	\$72.00	Issuance
Single Family - Additions	\$72.00	Issuance
Minor clearing and grading without building permit	\$161.00	Issuance
Single Family - New Residence	\$331.00	Issuance
Single Family – Shoreline	\$72.00	Issuance
Vegetation - Single Family	\$72.00	Issuance
Vegetation – Protected Area or Commercial	\$72.00	Issuance

^AThis fee is charged when the scope of the demolition permit includes clearing & grading.

Section 11. Section 14 of Ordinance No. 5116 is amended to read as follows:

Section 14. Land Use Review

1. Scope: The fees established here apply to the review of applications by the Land Use section in the Department of Planning and 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	Hourly Rate	Deposit	Due At
Boundary Line Adjustment		\$69	\$345	Submittal and monthly billings
Child care registration	\$104			Submittal
Clearing & grading-commercial		\$69	\$621	Submittal and monthly billings
Clearing & grading – single family without building permit	\$207			Submittal
Clearing & grading – SEPA		\$69	\$621	Submittal and monthly billings
Commercial & multi-family building permit – major, foundation & shoring		\$69	\$621	Submittal and monthly billings
Commercial Building Permit – minor	\$87			Submittal
Commercial building permit - medium		\$69	\$138	Submittal and monthly billings
Comprehensive Plan Amendment		\$69	\$621	Submittal and monthly billings
Conditional Use - Hearing Examiner		\$69	\$1,242	Submittal and monthly billings
Conditional Use - administrative		\$69	\$621	Submittal and monthly billings
Demolition with SEPA		\$69	\$207	Submittal and monthly billings
Demolition	\$75			Submittal
Design Review		\$69	\$2,760	Submittal and monthly billings

Table 12 - Land Use Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Development Services		\$69	\$138	Submittal and monthly billings
Environmental Impact Statement		\$69	\$2,760	Submittal and monthly billings
Foundation	\$57			Submittal
Home Occupation	\$389			Submittal
Land Use Code Interpretation		\$69	\$138	Submittal and monthly billings
Land Use Approval Amendment		\$69	\$1,242	Submittal and monthly billings
Land Use Code Exemption - minor	\$139			Submittal
Land Use Code Exemption - major		\$69	\$207	Submittal and Monthly Billings
Lot Combinations		\$69	\$207	Submittal and monthly billings
Planned Unit Development		\$69	\$2,760	Submittal and monthly billings
Plat Infrastructure		\$69	\$1,242	Submittal and monthly billings
Plat - final		69	\$1,242	Submittal and monthly billings
Plat - preliminary		\$69	\$2,760	Submittal and monthly billings
Pool	\$69			Submittal
Preliminary SEPA Determination		\$69	\$621	Submittal and monthly billings
Protected Area Exception – Administrative		\$69	\$621	Submittal and monthly billings
Protected Area Exception - Hearing Examiner		\$69	\$1,242	Submittal and monthly billings
Rezone		\$69	\$621	Submittal and monthly billings

Table 12 - Land Use Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Satellite Dish - Design District	\$136			Submittal
Satellite Dish	\$69			Submittal
Shoreline Exemption		\$69	\$207	Submittal and monthly billings
Shoreline Substantial Development		\$69	\$621	Submittal and monthly billings
Short Plat - preliminary		\$69	\$1,242	Submittal and monthly billings
Short plat - final		\$69	\$345	Submittal and monthly billings
Sign - legal nonconforming	\$69			Submittal
Sign - temporary	\$26			Submittal
Sign	\$69			Submittal
Sign - awning	\$73			Submittal
Single family building permit - new residence	\$324			Submittal
Single family building permit - new residence – sensitive area		\$69	\$345	Submittal and monthly billings
Single family building permit – shoreline	\$138			Submittal
Single family building permit – substantial shoreline		\$69	\$345	Submittal and monthly billings
Single family building permit - addition	\$55			Submittal
Spa	\$32			Submittal
Status Letter	\$137			Submittal
Telecommunications antenna - with or without building permit		\$69	\$138	Submittal and monthly billings
Temporary Use	\$52			Submittal

Table 12 - Land Use Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Tenant Improvement	\$25			Submittal
Tenant Improvement - design district	\$52			Submittal
Variances		\$69	\$621	Submittal and monthly billings
Vegetation - single family	\$69			Submittal
Vegetation - Commercial or Protected Area		\$69	\$138	Submittal and monthly billings
Vendor Cart	\$40			Submittal

Section 12. Section 15 of Ordinance No. 5116 is amended to read as follows:

Section 15. Transportation Department Review and Inspection Fees

1. Scope: The fees established here apply to the review and inspection of applications by the development review and survey 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.

Table 13 - Transportation Review Fees				
<u>Type</u>	<u>Flat</u>	<u>Hourly Rate</u>	<u>Deposit</u>	<u>Due At</u>
Boundary Line Adjustment		\$87	None	Monthly billings
Clearing & Grading – commercial		\$87	\$87	Submittal and monthly billings
Commercial Construction – medium		\$87	None	Monthly billings
Commercial and Multifamily Construction –Major without SEPA		\$87	\$261	Submittal and monthly billings
Commercial and Multifamily Construction – Major with SEPA		\$87	\$435	Submittal and monthly billings
Commercial				

Table 13 - Transportation Review Fees				
<u>Type</u>	<u>Flat</u>	<u>Hourly Rate</u>	<u>Deposit</u>	<u>Due At</u>
Construction – Minor	\$40			Submittal
Commercial Construction – Shoring		\$87	None	Monthly billings
Comprehensive Plan Amendments		\$87	None	Monthly billings
Conditional Use - Administrative		\$87	\$87	Submittal and monthly billings
Conditional Use Approval - Hearing Examiner		\$87	\$87	Submittal and monthly billings
Demolition Permit ^B		\$87	None	Monthly billings
Demolition Permit with SEPA		\$87	None	Monthly billings
Design Review Approval		\$87	\$870	Submittal and monthly billings
Environmental Impact Statements		\$87	\$1,305	Submittal and monthly billings
Land Use Approval Amendment		\$87	\$261	Submittal and monthly billings
Planned Unit Developments - with and without platting		\$87	\$435	Submittal and monthly billings
Plat Infrastructure		\$87	\$435	Submittal and monthly billings
Preliminary SEPA Determination		\$87	\$174	Submittal and monthly billings
Rezone		\$87	None	Monthly billings
Short Plat - final		\$87	\$87	Submittal and monthly billings
Short Plat – preliminary ^A		\$87	\$174	Submittal and monthly billings

Table 13 - Transportation Review Fees				
<u>Type</u>	<u>Flat</u>	<u>Hourly Rate</u>	<u>Deposit</u>	<u>Due At</u>
Subdivision – final		\$87	\$174	Submittal and monthly billings
Subdivision - preliminary ^A		\$87	\$870	Submittal and monthly billings
Temporary Use	\$20			Submittal
Transportation Services		\$87	\$261	Submittal and monthly billings
Variance		\$87	None	Monthly billings
Review with no specific fee - recovery of cost of hourly review		\$87		At issuance

^A A fee of \$103 per lot will be charged at submittal to cover the cost of Survey review.

^B The review is not charged on interior-only demolitions.

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		
<u>Type</u>	<u>Hourly Rate</u>	<u>Deposit</u>
Commercial and Multi-family Construction - major	\$87	\$435
Commercial Construction – medium	\$87	\$174
Plat Infrastructure - short plat	\$87	\$435
Plat Infrastructure - subdivision	\$87	\$870
Final Plat	\$87	none
Final Short Plat	\$87	none
Planned Unit Development	\$87	none
Transportation Inspection Miscellaneous Fees		

Table 14 – Transportation Inspections		
<u>Type</u>	<u>Hourly Rate</u>	<u>Deposit</u>
Inspection with no specific fee	\$87 with no minimum	In monthly billings
Inspections outside normal hours	\$87 with 2 hour minimum	In monthly billings
Reinspection	\$87 with .5 hr minimum	In monthly billings

Section 13. Section 16 of Ordinance No. 5116 is amended to read as follows:

Section 16. 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.

Table 15 – Fire Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Awning with signs on Commercial Buildings	\$15			Submittal
Boundary Line Adjustment	\$15			Submittal
Commercial Construction – major		\$30	\$150	Submittal and monthly billings
Commercial Construction – medium	\$67			Submittal
Commercial Construction – minor	\$15			Submittal
Conditional Use	\$67	\$67		Submittal
Demolition Permits	\$15			Submittal
Design Reviews	\$134			Submittal
Electrical Fire Alarms	\$67			Submittal
Electrical Fire Alarms – new	\$134			Submittal
Environmental Impact Statements	\$67			Submittal
Mechanical Fire Protection –	\$67			Submittal

Table 15 – Fire Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
modification				
Mechanical Fire Protection – new	\$139			Submittal
Planned Unit Development	\$134			Submittal
Plat Infrastructure	\$67			Submittal
Preliminary SEPA Determination	\$15			Submittal
Rezoning	\$15			Submittal
Subdivisions and Short Plats – final	\$15			Submittal
Subdivisions and Short Plats – preliminary	\$134			Submittal
Temporary Use and Home Occupations	\$15			Submittal

3. Fire Alarm Inspection Fees: In addition to the fees set forth in Table 4 and Table 5, a fee of \$.50 is charged for each device. A device is any system component intended or designed to initiate a signal, whether it be automatic or manual, as part of a fire alarm system.

Section 14. The fees and procedures adopted by this ordinance shall take effect December 31, 1999.

Section 15. Severability

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 16. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

PASSED by the City Council this 29th day of November, 1999, and signed in authentication of its passage this 29th day of November, 1999.

(SEAL)

Mike Creighton, Mayor

Approved as to form:
Richard L. Andrews, City Attorney

Richard Gidley, Deputy City Attorney
Attest:

Myrna L. Basich, City Clerk
Published December 3, 1999