



CO00003246

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

ORDINANCE NO. 03-153

RELATING TO BUILDING PERMIT FEES; AMENDING CHAPTER 30.86  
SNOHOMISH COUNTY CODE

WHEREAS; Chapter 30.86 Snohomish County Code establishes fees for the administration of building construction codes; and

WHEREAS, building permit fees within unincorporated Snohomish County are established in accordance with the nationally recognized standard as contained within the 1997 edition of the Uniform Building Code; and

WHEREAS, subsequent amendments and errata to the nationally recognized standard for building permit fees justify the adjustment of the building permit fees assessed by Snohomish County in order to bring them into conformance with the nationally recognized standard established by the Uniform Building Code;

NOW, THEREFORE, BE IT ORDAINED:

**Section 1.** The Snohomish County Council adopts the following findings of fact and conclusions:

1. Snohomish County Code Subsection 30.86.400(7) establishes the fee for building permits based on the valuation of construction costs. Table 30.86.400(7) SCC mimics Table 1-A of the 1997 Uniform Building Code (UBC). Snohomish County has traditionally adopted the values found in the UBC.
2. Subsequent to the release of each edition of the UBC, errata are published and distributed via the Building Standards magazines to correct misprints. An erratum was published in the January-February 2001 Building Standards magazine, including a revised value in UBC Table 1-A for structures in excess of \$1,000,000, that will result in a decreased building permit fee for said structures. The revision reduces the formula for calculating fees from \$3.65 to \$3.15 per each additional \$1,000 valuation in excess of \$1,000,000 valuation. This erratum was identified approximately four years after the first printing of the 1997 UBC. The erratum was brought to the attention of PDS staff in August 2003.
3. Snohomish County has periodically updated building permit fees as reflected in the UBC. Although this erratum will result in a decrease in fees for higher-valued structures, it is clear that the intent of Snohomish County

has been and is to accept the UBC standard. This requires that Table 30.86.400(7) SCC be amended to include the decreased value as specified in the errata to the 1997 Uniform Building Code – January 2001.

**Section 2.** Snohomish County Code Section 30.86.400, adopted by Ordinance No. 02-064 on December 9, 2002, is **AMENDED** to read:

**30.86.400 Uniform Building Code fees.**

(1) **Occupancies defined.** Fees established in 30.86.400(2) shall be assessed based on whether an occupancy type is commercial or residential. SCC Table 30.86.400(3) defines the occupancy groups in these two occupancy types. See also chapter 30.52A SCC.

(2) **Outstanding fees.** Any outstanding fees or portions thereof shall be added to the required fee(s) of any future plan review or permit prior to application acceptance or permit issuance. Any fee shall not relieve the applicant from a duty to obtain permits for moving buildings upon roads and/or highways from the appropriate authorities. The permit fee for construction of a new foundation, enlargement, or remodeling of the move-in building shall be in addition to the pre-move fee. The fee for a factory built structure as approved by the Washington State Department of Labor and Industries as a modular structure is specified in SCC 30.86.180.

(3) **Commercial and residential occupancies defined.**

Table 30.86.400(3) □ COMMERCIAL AND RESIDENTIAL OCCUPANCIES DEFINED

OCCUPANCY TYPES	OCCUPANCY GROUPS
COMMERCIAL	A , I , R-1 , E , H , F , LC <sup>(1)</sup> , M , S , B
RESIDENTIAL	R-3, U
<b>Reference note:</b>	
(1) Except adult-family homes as defined in chapter 70.128 RCW.	

(4) Commercial pre-application review.<sup>(1)</sup> See also chapter 30.52A SCC.

Table 30.86.400(4) □ COMMERCIAL PRE-APPLICATION REVIEW

REVIEW FEE <sup>(1)</sup>	\$400
SITE REVIEW (at applicant's request)	\$100
ADDED SERVICES REQUEST	\$60/hour

**Reference notes:**

(1) Prior to making application for a commercial building permit, an applicant may request pre-application review to learn about submittal requirements. The department will provide a written outline of requirements, and may include identification of site-specific issues when known, depending on the detail and scope of the submitted materials.

(2) Includes a conference with only a senior planner in attendance, and does not include review of detailed construction plans and specifications.

(5) **Base permit fees.**<sup>(1)</sup> See also chapter 30.52A SCC.

Table 30.86.400(5) □ BASE PERMIT FEES

<b>COMMERCIAL</b>	\$250
<b>COMMERCIAL PLUMBING</b>	\$125
<b>COMMERCIAL MECHANICAL</b>	\$125
<b>COMMERCIAL MECHANICAL AND PLUMBING</b>  (not in conjunction with a commercial building permit)	\$125
<b>MECHANICAL, PLUMBING, OR MECHANICAL, AND PLUMBING</b>	\$80
<b>RESIDENTIAL</b>	\$80

**Reference notes:**

(1) Base fees shall compensate the department for preliminary application screening and the establishment and administration of the permit application file.

(6) **Plan review fees.**<sup>(1)</sup> See also chapter 30.52A SCC.

Table 30.86.400(6) □ PLAN REVIEW FEES

<b>PLAN, DRAWING, OR DOCUMENT BEING REVIEWED</b>	
• □ □ R-3, U-1 and U-3 Occupancies	65% of building permit fee
• □ □ A, I, R-1, E, H, F, LC, M, S, U-2 and B Occupancies	100% of building permit fee
<b>EXCEPTIONS</b>	

Successive construction <sup>(2)(3)</sup>	
• <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> R-3, U-1 and U-3 Occupancies	20% of building permit fee
• <input type="checkbox"/> <input type="checkbox"/> R-1 Occupancies	45% of building permit fee

The plan review fee shall be supplemented for A, I, R-1, E, H, F, LC, M, S, U-2 and B Occupancies as follows:

• <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Commercial permit application for 1 or more buildings or additions requiring site review	\$640
• <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Commercial permit application for 1 or more buildings or additions with a previously approved official site plan	\$500
• <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Tenant improvements not requiring site plan review	\$100
<b>ADDITIONAL REVIEW</b> <sup>(4)</sup>	\$200 or 25% of the plan review fee, whichever is less.

**Reference notes:**

(1) Plan review fees shall compensate the department for the plan review necessary to determine compliance with the adopted uniform codes and other county regulations.

(2) A plan review fee for successive construction will be assessed where more than one building or structure is proposed to be constructed in accordance with a single basic plan for the following classifications of buildings and structures:

(a) Group R-3 occupancies.

(b) Group R-1 occupancies, two stories or less in height, and containing four or less dwelling units.

(c) Garages, carports, storage buildings, agricultural buildings, and similar structures for private use, none of which are located in commercial or industrial zones per chapter 30.21 SCC.

(3) Procedures for approval of basic plans for successive construction shall be established by the director. Basic plans are transferable from one applicant to another only by explicit

written permission of the owner.

(4) This fee is charged whenever an applicant re-submits documents failing to make county-required corrections noted on "markup" plans, drawings, or such other documents during plan review; or whenever as a result of changes, additions, or revisions to previously approved plans, drawings or such other documents, a subsequent plan review is required.

(7) **Building permit fees.**<sup>(1)</sup> See also chapter 30.52.A SCC.

**Table 30.86.400(7) □ BUILDING PERMIT FEES**

TOTAL BUILDING/STRUCTURAL VALUATION <sup>(1)</sup>	PERMIT FEE <sup>(2)</sup>
\$1-\$500	\$23.50
\$501-\$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, including \$2,000
\$2001-\$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, including \$25,000
\$25,001-\$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, including \$50,000
\$50,001-\$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, including \$100,000
\$100,001-\$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, including \$500,000
\$500,001-\$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, including \$1,000,000
Over \$1,000,000	\$5,608.75 for the first \$1,000,000 plus <del>(\$3.65)</del> \$3.15 for each

	additional \$1,000 or fraction thereof.
<b>FIRE SPRINKLER SYSTEM PLAN REVIEW</b>	100% of valuation plus \$1.50/square foot
<b>BUILDING/STRUCTURAL PERMITS INCLUDING REQUIRED FIRE SPRINKLER SYSTEM PLANS</b>	100% of valuation plus \$1.50/square foot

**Reference notes:**

(1) Permit fees shall compensate the department for inspections necessary to determine compliance with the adopted uniform codes, other county regulations, and the approved plan. The fee table shall be applied separately to each building within a project and used for the calculation of all plan review and permit fees, except those for which a separate permit fee is required to be paid in accordance with subtitle 30 SCC.

(2) Building valuation shall be based on the building valuation data sheet contained within each year's May/June  Building Standards  magazine published by the International Conference of Building Officials to be applied effective January 1, of each subsequent year.

(3) Plan review and permit fees are based on 100% of the building valuation with these exceptions:

> Accessory farm buildings & storage utility sheds	80% of valuation
> Additions w/plumbing	110% of the main floor valuation
> Dwellings without plumbing	90% of the main floor valuation
> Foundation (existing structure)	10% of main floor valuation
> Greenhouse (dirt floor, light frame/ plastic cover)	40% of valuation
> Pole and roof only/no sides	40% of valuation

(8) Certificates of occupancy/changes of use fees. See also chapter 30.52A SCC.

**Table 30.86.400(8)  CERTIFICATES OF OCCUPANCY/CHANGE OF USE FEES**

<b>CERTIFICATE OF OCCUPANCY</b>	
Home occupation	\$100
Temporary or final, when applicant requests phased issuance for each structure or structures	

<b>COMMERCIAL BUILDING CHANGE OF USE OR OCCUPANCY <sup>(1)</sup></b>	
Under 10,000 square feet	\$250
Over 10,000 square feet	\$500
<b>Reference note:</b>	
(1) This fee shall be deducted from the permit fee if a permit is required.	

(9) Special inspections and investigation fees. See also chapter 30.52A SCC.

Table 30.86.400(9) □ SPECIAL INSPECTIONS AND INVESTIGATION FEES

<b>BUILDING AND MOBILE HOME PRE-MOVE INSPECTIONS</b>	
Snohomish County inspection	\$60/hour-2 hour min
Outside Snohomish County inspection for move to Sno. Co.	\$120 plus \$0.28/mile
<b>INSPECTIONS OUTSIDE NORMAL COUNTY BUSINESS HOURS</b>	\$60/hour-2 hour min
<b>INSPECTIONS FOR WHICH NO FEE IS OTHERWISE INDICATED</b>	
<b>REINSPECTION FEE <sup>(1)</sup></b>	\$60
<b>INVESTIGATION FEE <sup>(1)</sup></b>	100% of permit fee

**Reference notes:**

(1) A fee assessed for work requiring an inspection or re-inspection when said work is not complete at the last inspection or re-inspection. No further inspection or re-inspection of the work will be performed until the required fees have been paid. (UBC Section 108.8).

(2) A fee charged for work requiring a permit, which is commenced without first obtaining said permit. This fee shall be collected regardless of whether a permit is subsequently issued or not. (UBC Section 107.5).

(10) Miscellaneous review and permit fees. <sup>(1)</sup> See also chapter 30.52A SCC.

**TABLE 30.86.400(10) □ MISCELLANEOUS REVIEW AND PERMIT FEES**

<b>PRE-APPLICATION SITE REVIEW</b> (\$200 to be applied towards site review/permit fees at time of application)	\$250
<b>ACCESSORY BUILDINGS LESS THAN 1000 SQUARE FEET</b>	50% of site review fee
<b>BUILDING ADDITIONS</b>	
<b>CONVERSION OPTION HARVEST PLAN REVIEW</b>	\$300
Sites larger than 10 acres	\$5/acre
<b>CRITICAL AREA REVIEW FEE</b> pursuant to chapter 30.62 SCC for: <sup>(2)</sup>	
Single family residential dwellings, duplexes and accessory structures, and commercial structures with a complete professional critical area study and/or habitat management plan submitted at the time of application:	\$250
Delineation and categorizing services provided for erosion and landslide hazard areas only:	\$450
Delineation and categorizing services provided for streams and wetlands with or without erosion and landslide hazards:	\$1,200
Delineation, categorizing and habitat management plan services provided for endangered or threatened critical species pursuant to SCC 30.62.110:	\$1,600
<b>COMPLETION PERMIT</b>	\$50
<b>CONDOMINIUM CONVERSION PERMIT</b> (per unit)	\$50
<b>DECK PERMIT</b>	\$50
<b>DEMOLITION PERMIT</b>	\$50
<b>DOCK PERMIT</b>	\$50
<b>FIREPLACE PERMIT</b>	\$50
<b>SWIMMING POOL PERMIT</b>	\$50
<b>TEMPORARY BUILDING PERMIT</b>	\$50



<b>TITLE ELIMINATION</b>	\$30
<b>LOT STATUS DETERMINATION</b>	
Readily verifiable with documents submitted by applicant	\$50
Requires research and detailed document evaluation and confirmation	\$200
<b>ROOFING PERMIT <sup>(3)</sup></b>	
11 to 25 squares	\$37
More than 25 squares	\$55
<b>SITE REVIEW FOR NEW BUILDINGS OR ADDITIONS <sup>(4)</sup></b>	\$100
<b>SUCCESSIVE CONSTRUCTION SET-UP FEE</b>	\$200

**Reference notes:**

(1) These fees are charged in addition to building/structural plan and permit fees.

(2) For single family residential (SFR) dwellings, duplexes, and accessory structures, and commercial structures 8,000 square feet or less subject to critical areas review per chapter 30.62 SCC.

(3) No permit is required for use of 10 squares or less of roofing material.

(4) If permits are sought for more than one lot within the same subdivision and the subdivision has been recorded within the previous year, and all the permit applications are submitted at the same time, the first lot's site review fee shall be for the full amount and the site review fee for each of the other lots shall be one-half the full fee amount.

///

///

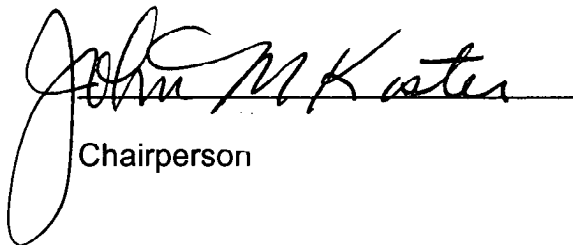
///

(11) Fee refunds. See also chapter 30.52A SCC.

The director shall refund all fees collected in error. In all other cases, upon request by an applicant within 180 days of fee payment, the director is authorized to refund 80 percent of any fee paid only if no work has commenced under the issued permit or plan review and the issued permit is surrendered with the request.

PASSED this 28 day of January, 2004

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

  
Chairperson

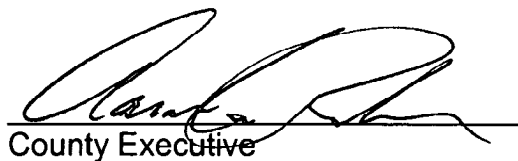
ATTEST:

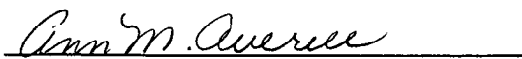
  
Clerk of the Council, *asst.*

- APPROVED
- EMERGENCY
- VETOED

DATE: 1/29/04

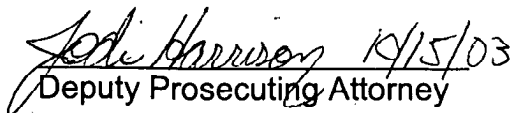
ATTEST:

  
County Executive



PUBLISH: \_\_\_\_\_

Approved as to form only:

 1/15/03  
Deputy Prosecuting Attorney

D-12