

1 ADOPTED: 09/09/20
2 EFFECTIVE: 11/1/20

3
4
5 SNOHOMISH COUNTY COUNCIL
6 SNOHOMISH COUNTY, WASHINGTON

7
8 ORDINANCE NO. 20-039

9
10 RELATING TO BUILDING PERMIT FEES; AMENDING CHAPTER 30.86 SCC

11
12 WHEREAS, the Snohomish County Council (“County Council”) and the Snohomish
13 County Executive have identified regulation of development to ensure safe and quality
14 construction as a high priority and have delegated the responsibility for administering the
15 State Building Code, ch. 19.27 RCW, to the Snohomish County Department of Planning
16 and Development Services (PDS); and

17
18 WHEREAS, the County’s administration of the State Building Code includes the
19 issuance of building permits under title 30 of the Snohomish County Code (SCC); and

20
21 WHEREAS, the fees for building permits are set forth in SCC 30.86.400(7); and

22
23 WHEREAS, under RCW 82.02.020, the county may collect reasonable fees from an
24 applicant to cover the cost to the County of processing applications, inspecting, and
25 reviewing plans, or preparing detailed statements required by chapter 43.21C RCW; and

26
27 WHEREAS, the County’s building permit fees in SCC 30.86.400(7) make up
28 approximately 30% of PDS’s annual permit revenue and have not been updated since
29 1997 to keep up with inflation and the increased costs of doing business; and

30
31 WHEREAS, PDS’s costs of servicing permits is higher than current and projected
32 revenue, and PDS is facing budget deficits in its permitting divisions of \$3.4 million in 2020
33 and \$3.1 million in 2021 which will deplete PDS’s fund balance; and

34
35 WHEREAS, periodic adjustments to fees are necessary to maintain financial self-
36 sufficiency in providing permitting services and keep pace with inflation; and

37
38 WHEREAS, on September 9, 2020, the County Council held a public hearing after
39 proper notice, heard public testimony related to the proposed code amendments, and
40 considered the entire record; and

41
42 WHEREAS, following the public hearings, the County Council deliberated on the
43 proposed code amendments.

44
45 NOW, THEREFORE, BE IT ORDAINED:

Ordinance No. 20-039
RELATING TO BUILDING PERMIT FEES; AMENDING
CHAPTER 30.86 SCC

1
2 Section 1. The foregoing recitals are incorporated herein as findings of fact and
3 conclusions as if set forth in full.
4

5 Section 2. The county council adopts the following additional findings in support of
6 this ordinance:
7

8 A. This ordinance will amend building permit fees in SCC 30.86.400(7) to:
9

- 10 1. Update the fee amounts in the building permit fee table to adjust for inflation;
11
- 12 2. Establish a new valuation tier/level for building valuations greater than \$5 million;
13 and
14
- 15 3. Amend the methodology for calculating building permit fees by deleting the
16 requirement to use the Building Valuation Data (BVD) sheet effective on January
17 1 of that year, meaning the BVD factors will be consistent with the twice-yearly
18 publication of BVD by the International Code Conference (ICC) and the existing
19 lag between publication and applicability under SCC 30.86.400(7) will be
20 eliminated.
21

22 B. The code amendments in this ordinance will become effective on November 1, 2020.
23

24 C. Stakeholder feedback was solicited during the development of the proposed fee
25 structure and fees. Presentations were made at the Developers' Breakfast on January
26 8, 2020 and a subgroup of the Developers Builders Issues Committee (DBIC) on
27 February 5, 2020. DBIC has also done outreach to its members on the proposed fee
28 structure and solicited member comment.
29

30 D. The proposed amendments are consistent with the record.
31

- 32 1. Amendments to chapter 30.86 SCC are necessary to establish fees to
33 implement the State Building Code, keep up with inflation, and to better recoup
34 the permitting expenses of the Planning and Development Services department.
35
- 36 2. Under SCC 30.86.400(7), permit fees for buildings are currently calculated as
37 follows: (1) the building's valuation is calculated based on the square footage
38 times a multiplier which is published by the International Code Council (ICC) in
39 its August publication of the building valuation data (BVD) sheet; (2) this
40 valuation is then applied to the fee table in SCC 30.86.400(7).
41
- 42 3. The ICC's BVD provides the average construction cost per square foot for
43 different types of construction and building occupancy groups. The BVD
44 represents multipliers for different types of construction, and reflects the relative

1 value of one construction classification/occupancy group to another, so that
2 more expensive construction is assessed a greater value than less expensive
3 construction.

- 4
- 5 4. Proposed updates to the fee table are reasonable, considering 1997-2018
6 inflation indexes, PDS's projected budget deficits, and fees charged by
7 neighboring jurisdictions.

8

9 Section 3. The County Council makes the following conclusions:

- 10
- 11 A. The proposed fees set forth in this ordinance are calculated in accordance with RCW
12 82.02.020 and provide for improved cost recovery, equity, and fee predictability and
13 simplicity.
- 14
- 15 B. The proposed amendments are consistent with Washington state law, chapter 19.27
16 RCW, and the SCC.
- 17
- 18 C. The County Council concludes that this ordinance is related solely to government
19 procedures, not the Growth Management Act, and therefore does not adopt
20 development regulations under SCC 30.10.080. Therefore, notice to the Washington
21 State Department of Commerce of intent to adopt is not required pursuant to RCW
22 36.70A.106 and Planning Commission review is not required pursuant to SCC
23 30.73.040(2)(c).
- 24
- 25 D. Pursuant to SCC 30.61.020 and WAC 197-11-800(19), the proposed amendments in
26 this ordinance are categorically exempt from review under the State Environmental
27 Policy Act (SEPA) as being related solely to government procedures containing no
28 substantive standards respecting use or modification of the environment.
- 29
- 30 E. The regulations proposed by this ordinance do not result in an unconstitutional taking
31 of private property for public purpose. The Washington State Attorney General last
32 issued an advisory memorandum, as required by RCW 36.70A.370, in September
33 2018, entitled "Advisory Memorandum: Avoiding Unconstitutional Takings of Private
34 Property" to help local governments avoid the unconstitutional taking of private
35 property. The process outlined in the State Attorney General's 2018 advisory
36 memorandum was used by Snohomish County in objectively evaluating the regulatory
37 changes proposed by this ordinance.
- 38
- 39 F. The proposed amendments are in the best interest of the county and promote the
40 general public health, safety, and welfare.
- 41

42 Section 4. The County Council bases its findings and conclusions on the entire
43 record of the County Council, including all testimony and exhibits. Any finding, which
44 should be deemed a conclusion, and any conclusion which should be deemed a finding, is

1 hereby adopted as such.

2

3 Section 5. Snohomish County Code Section 30.86.400, last amended by
4 Ordinance No. 17-057 on October 18, 2017, is amended to read:

5 **30.86.400 Construction Code fees.**

6 (1) *Occupancies defined.* Fees established in this section shall be assessed based on
7 whether an occupancy type is commercial or residential. SCC Table 30.86.400(3) defines
8 the occupancy groups in these two occupancy types.

9 (2) *Outstanding fees.* Any outstanding fees or portions of fees shall be added to the
10 required fee(s) of any future plan review or permit prior to application acceptance or permit
11 issuance. Any fee shall not relieve the applicant from a duty to obtain permits for moving
12 buildings upon roads and/or highways from the appropriate authorities. The permit fee for
13 construction of a new foundation, enlargement, or remodeling of the move-in building shall
14 be in addition to the pre-move fee. The fee for any factory built structure as approved by
15 the Washington State Department of Labor and Industries is specified in SCC 30.86.440
16 under mobile homes.

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

18 **Table 30.86.400(3) Commercial And Residential Occupancies Defined**

OCCUPANCY TYPES	OCCUPANCY GROUPS
COMMERCIAL	A, I, R, E, H, F, M, S, B, and U
RESIDENTIAL	R-3, U

19 (4) *Commercial pre-application review⁽¹⁾.*

20 **Table 30.86.400(4) Commercial Pre-Application Review**

REVIEW FEE ⁽²⁾	\$400
SITE REVIEW (at applicant's request)	\$100
ADDED SERVICES REQUEST	\$60/hour
REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076	\$0/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.

1 (5) *Base permit fees*⁽¹⁾.

2 **Table 30.86.400(5) Base Permit Fees**

COMMERCIAL	\$250
COMMERCIAL PLUMBING	\$125
COMMERCIAL MECHANICAL	\$125
COMMERCIAL MECHANICAL AND PLUMBING (not in conjunction with a commercial building permit)	\$125
MECHANICAL, PLUMBING, OR MECHANICAL, AND PLUMBING	\$80
RESIDENTIAL	\$80
COMMERCIAL REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076	\$0

Reference notes:

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

3 (6) *Plan review fees*⁽¹⁾.

4 **Table 30.86.400(6) Plan Review Fees**

PLAN, DRAWING, OR DOCUMENT BEING REVIEWED		
•	R-3 and U Occupancies for residential purposes	65% of building permit fee
•	A, I, R-1, R-2, R-4, E, H, F, M, S, U and B Occupancies	85% of building permit fee

EXCEPTIONS		
Successive construction (2) (3)		
•	Structures regulated by the IRC	20% of building permit fee
•	R-2 structures	45% of building permit fee
The plan review fee shall be supplemented for A, I, R-1, R-2, R-4, E, H, F, M, S, U and B Occupancies as follows:		
•	Commercial permit application for 1 or more buildings or additions requiring site review	\$640
•	Commercial permit application for 1 or more buildings or additions with a previously approved official site plan	\$500
•	Tenant improvements not requiring site plan review	\$100
ADDITIONAL REVIEW (4)		\$200 or 25% of the plan review fee, whichever is less.
PLAN REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076		\$0.
APPLICATION EXTENSION		The fee for the permit application extension includes a percentage of the original plan review fee equal to the percentage of work completed plus a \$400 administration fee.

Reference notes:

(1) Plan review fees shall compensate the department for the plan review necessary to determine compliance with the adopted construction 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 occupancies.

(b) Garages, carports, storage buildings, agricultural buildings, and similar structures for

private use.

(3) Procedures for approval of basic plans for successive construction shall be established by the director.

(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.

1 (7) *Building permit fees*⁽¹⁾.

2 **Table 30.86.400(7) Building Permit Fees**

TOTAL BUILDING/STRUCTURAL VALUATION ⁽²⁾	PERMIT FEE ⁽³⁾⁽⁴⁾
\$1-\$500	(((\$23.50)) <u>\$45.00</u>
\$501-\$2,000	(((\$23.50)) <u>\$45.00</u> for the first \$500 plus (((\$3.05)) <u>\$3.70</u> for each additional \$100 or fraction thereof, including \$2,000
\$2,001-\$25,000	(((\$69.25)) <u>\$100.50</u> for the first \$2,000 plus (((\$14.00)) <u>\$17.50</u> for each additional \$1,000 or fraction thereof, including \$25,000
\$25,001-\$50,000	(((\$391.25)) <u>\$503.00</u> for the first \$25,000 plus (((\$10.10)) <u>\$10.50</u> for each additional \$1,000 or fraction thereof, including \$50,000
\$50,001-\$100,000	(((\$643.75)) <u>\$765.50</u> for the first \$50,000 plus (((\$7.00)) <u>\$9.75</u> for each additional \$1,000 or fraction thereof, including \$100,000
\$100,001-\$500,000	(((\$993.75)) <u>\$1,253.00</u> for the first \$100,000 plus (((\$5.60)) <u>\$7.00</u> for each additional \$1,000 or fraction thereof, including \$500,000
\$500,001-\$1,000,000	(((\$3,233.75)) <u>\$4,053.00</u> for the first \$500,000 plus (((\$4.75)) <u>\$6.50</u> for each additional \$1,000 or fraction thereof, including \$1,000,000

((Over \$1,000,000)) <u>\$1,000,001-\$5,000,000</u>	(((\$5,608.75)) <u>\$7,453.00</u> for the first \$1,000,000 plus (((\$3.15)) <u>\$4.30</u> for each additional \$1,000 or fraction thereof.
<u>Over \$5,000,000</u>	<u>\$24,503</u> for the first \$5,000,000 plus <u>\$4.00</u> for each additional \$1,000 or fraction thereof.
PERMIT EXTENSION	The fee for the permit extension includes a percentage of the original permit fee equal to the percentage of work to be completed.

Reference notes:

(1) Permit fees shall compensate the department for inspections necessary to determine compliance with the adopted construction 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 this title.

(2) The department shall use the building valuation multipliers provided in the most current building valuation data (BVD) published by the International Code Council (~~that is in effect on January 1st of the year in which the permit is applied for by the applicant~~).

(3) Permit fees for playing fields on designated recreational land in accordance with SCC 30.28.076 shall be set at \$0.00, regardless of valuation. All buildings on the site shall be permitted on one permit.

(4) For new construction of Group R-3 occupancies, a fee of 11 percent of the building permit fee shall apply for mechanical and plumbing inspections. (See SCC 30.86.410 and 30.86.420)

1 (8) *Certificates of occupancy/changes of use fees.*

2 **Table 30.86.400(8) Certificates of Occupancy/Change of Use Fees**

CERTIFICATE OF OCCUPANCY	
Home occupation in detached accessory structures	\$100
Temporary or final, when applicant requests phased issuance for each structure or structures	\$100
COMMERCIAL BUILDING CHANGE OF USE OR OCCUPANCY (1)	
Under 10,000 square feet	\$250

Over 10,000 square feet	\$500
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Reference note:

(1) This fee shall be deducted from the permit fee if a permit is required.

1 (9) *Special inspections and investigation fees.*

2 **Table 30.86.400(9) Special Inspections and Investigation Fees**

BUILDING AND MOBILE HOME PRE-MOVE INSPECTIONS	
Snohomish County inspection	\$60/hour - 2 hour min
Outside Snohomish County inspection for move to Snohomish County	\$120 plus County's standard mileage rate/mile
INSPECTIONS OUTSIDE NORMAL COUNTY BUSINESS HOURS	\$60/hour - 2 hour min
INSPECTIONS FOR WHICH NO FEE IS OTHERWISE INDICATED	\$60/hour - 2 hour min
REINSPECTION FEE ⁽¹⁾	\$60
INVESTIGATION PENALTY ⁽²⁾	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.

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

3 (10) *Miscellaneous review and permit fees⁽¹⁾.*

4 **Table 30.86.400(10) Miscellaneous Review and Permit Fees**

PRE-APPLICATION SITE REVIEW (\$200 to be applied towards site review/permit fees at time of application)	\$250
ACCESSORY BUILDINGS LESS THAN 1,000 SQUARE FEET	50% of site review fee

BUILDING ADDITIONS	50% of site review fee
COMPLETION PERMIT	\$50
CONDOMINIUM CONVERSION PERMIT (per unit)	\$50
DECK PERMIT	\$50
DEMOLITION PERMIT	\$50
DOCK PERMIT	\$50
FIREPLACE PERMIT	\$50
SWIMMING POOL PERMIT	\$50
TEMPORARY BUILDING PERMIT	\$50
TITLE ELIMINATION	\$30
LOT STATUS DETERMINATION	\$120 per tax parcel researched. No fee if submitted with a subdivision or building permit application
PRE-APPLICATION DESIGN REVIEW	\$2,500
ROOFING PERMIT	
11 to 25 squares	\$37
More than 25 squares	\$55
SITE REVIEW FOR NEW BUILDINGS OR ADDITIONS (2)	\$100
SUCCESSIVE CONSTRUCTION SET-UP FEE	\$200

Reference notes:

- (1) These fees are charged in addition to building/structural plan and permit fees.
- (2) 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.

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Section 6. Effective date.

This ordinance shall take effect November 1, 2020.

Section 7. Severability and Savings. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

1 Provided, however, that if any section, sentence, clause or phrase of this ordinance is held
2 to be invalid by the court of competent jurisdiction, then the section, sentence, clause or
3 phrase in effect prior to the effective date of this ordinance shall be in full force and effect
4 for that individual section, sentence, clause or phrase as if this ordinance had never been
5 adopted.

6
7 PASSED THIS 9th day of September, 2020.
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9
10 SNOHOMISH COUNTY COUNCIL
11 Snohomish County, Washington
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15 _____
16 Chairperson
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21 ATTEST:
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24 
25 _____
26 Clerk of the Council
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28 (X) APPROVED
29 () EMERGENCY
30 () VETOED
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36 Date: September 22, 2020

37 ATTEST:

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39 _____
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44 _____
45 County Executive
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47 Approved as to form only:

48 Christina
49 Richmond
50 _____
51 Deputy Prosecuting Attorney

Digitally signed by Christina
Richmond
Date: 2020.06.09 14:06:21 -07'00'

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