

COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

Amended
ORDINANCE NO. 92-143

AMENDING

MISCELLANEOUS BUILDING PERMIT FEES;
AMENDING SNOHOMISH COUNTY CODE TITLE 17



CO00023897

BE IT ORDAINED:

Section 1. A new section is added to Chapter 17.02 of the Snohomish County Code to read:

17.02.017 Building permit fees. Fees shall be collected to compensate the department for the investigation, permit administration, plan review, and inspection of building permit applications. Building permit fees shall be composed of five main elements: pre-application fees, base fees, plan review fees, inspection fees, and site development plan fees.

1. **Pre-application fees.** Pre-application fees shall compensate the department for preliminary review and evaluation of large commercial and multifamily projects, and for advising the permit applicant prior to the submittal of a formal application for a building permit. Pre-application fees shall be collected prior to pre-application review.

2. **Base fees.** Base fees shall compensate the department for preliminary application screening, and the establishment and administration of the permit application file.

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

4. **Permit fees.** Permit fees shall compensate the department for inspections necessary to determine compliance with the adopted uniform codes, other county regulations, and the approved plan. Inspection fees shall be based on the same method and components used to calculate plan review fees.

Section 2. A new section is added to Chapter 17.02 of the Snohomish County Code to read:

17.02.018. Commercial pre-application review. 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. The following fees are charged for commercial pre-application reviews; however, review of detailed construction plans and specifications are not included in these fees.

- | | |
|---|----------|
| (1) Commercial pre-application review fee; fee includes conference with zoning plans examiner only: | \$400.00 |
| (2) Site review option (if requested by applicant): | \$100.00 |
| (3) Added services requested, hourly rate: | \$ 60.00 |

Section 3. Snohomish County Code Section 17.02.020 last amended by ordinance 91-173 on November 26, 1991, is **AMENDED** to read:

17.02.020 Base permit fee. Whenever a (~~master~~) building permit (including plumbing and mechanical) is issued, a base permit fee (~~of twenty-five dollars~~) shall be charged (~~(+ PROVIDED, That a base permit fee of sixty dollars shall be charged for commercial projects)~~) as indicated below. All other applicable permit fees shall be paid as provided in this chapter.

<u>Commercial:</u>	<u>\$150.00</u>
<u>Commercial mechanical or plumbing when not in conjunction with a commercial building permit:</u>	<u>\$ 60.00</u>
<u>Residential:</u>	<u>\$ 25.00</u>

Section 4. Snohomish County Code Section 17.02.040, last amended by Ordinance No. 91-173 on November 26, 1991, is **AMENDED** to read:

17.02.040 Building plan review fee. Whenever a plan, drawing or such other document is required to be reviewed under provisions of the Snohomish county code, a plan review fee equaling the permit (~~fees paid for permits to be issued~~) fee for which (~~said~~) the plan, drawing or such other document is required, shall be paid (~~(+ PROVIDED, That)~~) except as follows:

(1) (~~(+)~~) The plan review fee shall be reduced to (~~sixty-five~~) seventy percent of permit fees for R-3 and M occupancies;

(2) A plan review fee for successive construction, as that term is used in SCC 17.04.150, shall be twenty percent of the building permit fee specified in SCC 17.02.100.

(3) (~~(+)~~) The plan review fee shall be supplemented (~~by three hundred thirteen dollars~~) for A, I, R-1, E, H, and B occupancies as follows: (~~(+ Said plan review fee shall be in addition to permit fees.)~~)

(a) <u>Commercial building permit project application for one or more buildings or additions requiring site plan review:</u>	<u>\$640.00</u>
(b) <u>Commercial building permit application for one or more buildings or additions with a previously approved binding site plan:</u>	<u>\$500.00</u>
(c) <u>Tenant Improvement not requiring site plan review:</u>	<u>\$320.00</u>

Section 5. Snohomish County Code Section 17.02.050, last amended by Ordinance No. 90-191 on November 19, 1990, is **REPEALED**.

Section 6. Snohomish County Code Section 17.02.060, last amended by Ordinance No. 90-173 on November 26, 1991, is **AMENDED** to read:

17.02.060 Plan review fee -- Additional review. 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)) whenever, as a result of changes, additions, or revisions to previously approved plans, drawings or such other documents, a subsequent plan review is required, a fee ((shall be charged therefor at the rate of sixty dollars per hour. There shall be a one-half hour minimum charge hereunder)) of two hundred dollars, or twenty-five percent of the plan review fee, whichever is less, shall be charged.

Section 7. Snohomish County Code Section 17.02.090, last amended by Ordinance No. 91-173 on November 26, 1991, is AMENDED to read:

17.02.090 Miscellaneous building/structural permit fees. The following table ((shall specify those fees charged for permits to be issued pursuant to the Snohomish county building code and which are not included in)) specifies fees to be charged in addition to permit fees charged under the provisions of SCC 17.02.100:

Site ((Review Fee)) review for new buildings or additions
 ((~~\$104.00~~)) \$100.00

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.

Building additions shall be charged one-half the full site review fee amount.

Accessory buildings of less than 1000 square feet shall be charged one-half the full Site Review fee amount.

<u>Successive construction set-up fee</u>	<u>\$200.00</u>
Completion ((Permit)) <u>permit</u>	<u>\$ 50.00</u>
Temporary ((Buildings)) <u>building permit</u>	<u>\$ 50.00</u>
Demolition ((Permits)) <u>permit</u>	<u>\$ 50.00</u>
((Condo)) <u>Condominium</u> ((Conversion)) <u>conversion permit</u> (Per Unit)	<u>\$50.00</u>
((Decks)) <u>Deck permit</u>	<u>\$ 50.00</u>
((Decks)) <u>Dock permit</u>	<u>\$ 50.00</u>
((Foundation Only Permit - New Construction	<u>\$ 60.00</u>))
Fireplace <u>permit</u>	<u>((\$ 25.00)) \$ 50.00</u>
Swimming ((Pools)) <u>pool permit</u>	<u>((\$ 25.00)) \$ 50.00</u>
Roofing <u>permit</u>	10 ((Squares)) <u>squares</u> or less <u>((\$0)) no fee</u>
	11 to 25 ((Squares)) <u>squares</u>
	<u>((over)) more than 25 squares</u>
11 to 25 ((Squares)) <u>squares</u>	<u>\$ 37.00</u>
((over)) <u>more than 25 squares</u>	<u>\$ 55.00</u>
((Signs)) <u>Sign permit - Wall sign</u>	<u>\$ 50.00</u>
	Pole or ((Roof)) <u>roof sign</u>
	<u>\$100.00</u>
	Billboard
	<u>\$150.00</u>
Commercial <u>building change of use or</u>	
occupancy:	<u>\$100.00</u>

Temporary or final certificate of occupancy,
when applicant requests phased issuance for each
structure or structures: \$100.00

Home occupation certificate of occupancy \$100.00

Section 8. Snohomish County Code Section 17.02.100, last amended by Ordinance No. 91-173 on November 26, 1991, is **AMENDED** to read:

17.02.100 Building/structural plan and permit fees. The following table shall be applied separately to each building within a project and used for the calculation of all building structural plan review and permit fees, except ~~((7))~~ those for which a permit fee is required to be paid in accordance with SCC 17.02.090. Building/structural valuation shall be based on the building valuation data sheet contained within each year's May/June Building Standards Magazine ~~((as))~~ published by the international conference of building officials ~~((as now or hereafter amended,))~~ to be applied effective January 1, of each subsequent year as follows:

(1) Building/structural fees

<u>Building/Structure</u> <u>Total Valuation</u>	<u>Building/Structural Permit Fee</u>
\$1.00 to \$500.00	\$15.00
\$501.00 to \$2,000.00	\$15.00 for the first \$500 plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$45.00 for the first \$2,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$229.00 for the first \$25,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$379.00 for the first \$50,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$629.00 for the first \$100,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00

~~((\$500,000.00))~~ \$500,001.00 to \$1,000,000.00
 \$2,529.00 for the first \$500,000.00
 plus ~~((\$4.50))~~ \$4.65 for each
 additional \$1,000.00 or fraction
 thereof, to and including
 \$1,000,000.00

\$1,000,001.00 and up ~~((\$4,779.00))~~ \$4,854.00 for the first
 \$1,000,000.00 plus ~~((\$4.00))~~ \$4.30 for
 each additional \$1,000.00 or fraction
 thereof

(2) All plan review and permit fees shall be based on 100% of the building valuation except for the following:

Second story - 80% of main floor valuation

Additions with plumbing - 110% of main floor valuation

Dwellings without plumbing - 90% of main floor valuation

Accessory farm buildings & storage utility sheds

~~((Concrete floor))~~ 80% of ~~((garage))~~ valuation

~~((Dirt floor - 60% of garage valuation))~~

Pole & roof only/no sides - 40% of ~~((garage))~~ valuation

Greenhouse (dirt floor, light frame/plastic cover) - 40% of ~~((garage))~~ valuation

Foundation (existing structure) - 10% of main floor valuation

(3) For fire sprinkler system plan reviews only, and building/structural permits which include required fire sprinkler system plans, add to the total valuation of the building structure a sum equal to \$1.30 per square foot for purposes of SCC 16.04.120.

Section 9. Snohomish County Code Section 17.02.110, last amended by Ordinance No. 91-173 on November 26, 1991, is **AMENDED** to read:

17.02.110 Grading permit fees. ~~((A grading permit fee of \$0.30/cubic yard of earth movement either cut or fill, whichever is greater, shall be collected by the community development division for the investigation, permit administration, plan review, and on-site inspection for conformance to grading permit conditions. The fee shall be composed of two parts, a base fee of two hundred seventy six dollars/permit to compensate the division for preliminary application screening, and the establishment/administration of the permit application file, and a plan review and inspection fee in accordance with the above described flat fee of \$0.30/cubic yard, provided the maximum plan review and inspection fee shall not exceed twenty three thousand dollars. The plan review and inspection fee shall be based on the total number of cubic yards of cut or fill, whichever is greater.))~~ (1) A grading permit fee, which is in

addition to any other fees provided by law, shall be collected by community development upon submission of a complete application. The fee shall be composed of three parts: a site review fee for preliminary application screening and site review, a base fee for permit administration, and a plan review and inspection fee for review of grading plans and on-site inspection for conformance to grading permit conditions, and shall be collected as follows:

- (a) Site review fee..... \$100.00
- (b) Base fee..... \$200.00
- (c) Plan review and inspection fee, based on the total number of cubic yards of earth movement, either cut or fill, whichever is greater..... \$0.33/cu yd
- (d) The plan review and inspection fee shall not exceed..... \$23,000.00
- (e) Grading associated with projects administered by Snohomish Soil Conservation District shall not be subject to the plan review and inspection fee.

(2) ((For))Whenever any grading ((discovered))for which ((is not under a valid))a grading permit is required under SCC 17.04.280 is commenced without first obtaining a permit, a special investigation fee of two hundred dollars, plus ((the flat fee of \$0.30/cubic yard))an earth movement fee ((above))based on \$0.33/cubic yard shall be levied to compensate for additional site investigations and other staff work performed. This is in addition to any other fees required by law.

(3) The renewal fee for a grading permit, ((which is valid for eighteen months,)) shall be one-half the normal grading permit fee. ((Said))The renewal must be made within one month of the expiration of the existing permit. Only one renewal shall be allowed. ((In addition to the grading fees set forth in this section, fees such as Shoreline Management and SEPA may be required. Projects for which ((Grading))grading permits are obtained ((for projects which)) shall be completed within eighteen months from the date of permit issuance.

Section 10. Snohomish County Code Section 17.02.120, last amended by Ordinance No. 91-173 on November 26, 1991, is **AMENDED** to read:

17.02.120 Plumbing permit fees. The following table applies to all plumbing permits:

For each plumbing fixture or trap, or set of fixtures on one trap (including water, drainage, piping, and backflow protection therefor).....	\$ 3.00
For each building sewer and each trailer park sewer....	\$ 6.00
Rainwater systems - per drain (inside building).....	\$ 3.00
For each water heater ((and/))or vent.....	\$ 3.00
((For each gas piping system of one (1) to four (4) outlets.....	\$ 8.00)

For each gas piping system (of five (5) or more,) per outlet.....	(\$ 1.50)	\$ 3.00
For each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps.....		\$ 5.00
For installation, alteration or repair of water piping.		\$ 3.00
((and/or)) For water treatment equipment.....		\$ 3.00
For repair or alteration of drainage or vent piping....		\$ 3.00
For each lawn sprinkler system on any one meter, including backflow protection devices therefor.....		\$ 3.00
For vacuum breakers or backflow protective devices on tanks, vats, etc., or for installation on unprotected plumbing fixtures including necessary water piping <u>each</u> (one to four).....		\$ 3.00
((five or more, each.....))		(\$ 1.00)

Section 11. Snohomish County Code Section 17.02.130, last amended by Ordinance No. 91-173 on November 26, 1991, is **AMENDED** to read:

17.02.130 Mechanical permit fees. The following table applies to all mechanical permits:

For each solid fuel burning appliance installed, relocated, or replaced(+/ \$20.00).....		\$25.00
For each forced-air, or gravity-type furnace or burner installed((+)) or relocated, including duct and vents attached(+/+).....		\$15.00((+))
For each floor furnace, including exhaust vent, suspended heater, recessed wall heater, or floor-mounted unit heater installed, or relocated(+/+).....		\$15.00((+))
For each appliance vent to the outside installed or relocated, and not included in an appliance permit(+/+)....		\$15.00((+))
For each boiler, compressor, or absorption system installed or relocated(+/+).....		\$15.00((+))
NOTE: This fee shall not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere in the code.		
For each air-handling unit installed, and including ducts attached thereto.....		\$15.00
For each ventilation fan, or system installed which is not a portion of any heating((+)) or air conditioning system authorized by permit.....		\$15.00
For each hood installed which is served by mechanical exhaust, including the ducts for such hood.....		\$15.00
For each domestic, or industrial-type incinerator installed((+)) or relocated.....		\$15.00

For each installed appliance, or piece of equipment regulated by this code, but not classed in other appliance categories, or for which no other fee is listed in this code..... \$15.00

~~((When chapter 22 of the uniform mechanical code is applicable (see section 103 thereof) permit fees for fuel-gas piping shall be as follows:))~~

~~((For each gas piping system of one to four outlets..... \$ 8.00))~~

For each gas piping system ((of five or more outlets)), per outlet..... ~~((~~\$ 1.50~~))~~ \$ 3.00

Section 12. Snohomish County Code Section 17.02.140, last amended by Ordinance No. 91-173 on November 26, 1991, is **AMENDED** to read:

17.02.140 Fire code fees. Annual fire inspection fee. In accordance with SCC 16.04.070, the following schedule of fees in Table A shall be charged for all required inspections under SCC 16.04.060, based upon square footage area of inspected premises and the classification of risk associated with the use thereof, as defined in Table B:

Table A: Schedule of Fees

Under	1,000 sq. ft.	((\$90.00))	
		<u>Low risk</u>	<u>\$ 45.00</u>
		<u>Medium risk</u>	<u>\$ 75.00</u>
		<u>High risk</u>	<u>\$125.00</u>
1,001 -	2,500 sq. ft.	((\$120.00))	
		<u>Low risk</u>	<u>\$ 65.00</u>
		<u>Medium risk</u>	<u>\$105.00</u>
		<u>High risk</u>	<u>\$165.00</u>
2,501 -	5,000 sq. ft.	((\$170.00))	
		<u>Low risk</u>	<u>\$ 95.00</u>
		<u>Medium risk</u>	<u>\$155.00</u>
		<u>High risk</u>	<u>\$245.00</u>
5,001 -	100,000 sq. ft.	((\$200.00))	
		<u>Low risk</u>	<u>\$115.00</u>
		<u>Medium risk</u>	<u>\$185.00</u>
		<u>High risk</u>	<u>\$285.00</u>
over	100,000 sq. ft.	((\$200 + \$60 per hour actual time spent))	
		<u>Low risk</u>	<u>\$115.00 + \$60 per hour actual time spent</u>
		<u>Medium risk</u>	<u>\$185.00 + \$60 per hour actual time spent</u>
		<u>High risk</u>	<u>\$285.00 + \$60 per hour actual time spent</u>

Reinspection fee when violations are cited during an annual inspection: \$25.00

Additional reinspection fee when violations are not corrected: \$50.00

Table B: Classification of Risk by Use

The following uses are those listed in the "use matrix" contained in SCC 18.32.040. Any use not classified shall be considered a medium risk unless designated high or low by the Fire Marshal.

(1) The following uses are classified as High Risk:

Amusement Facility
Asphalt Bath Plant & Continuous Mix Asphalt Plant
Auto Repair Major
Boat Launch: Commercial
Boat Launch: Non-commercial
Body Painting Studio
Campground
Cleaning Establishment
Club
Cold Storage
Country Club
Day Care Center
Distillation of Alcohol
Distillation of Wood, Coal, Bones or manufacturing of their by-products
Dwelling: Multiple Family
Explosives: Manufacturing
Explosives: Storage
Fairgrounds
Family Rehab Home
Forge, Foundry, Blast Furnace, or Melting of Ore
Foster Home
Group Care Facility
Gym
Hospital
Hotel/Motel
Institution, Educational
Laboratory
Lumber Yard
Manufacturing of: Acid
Manufacturing of: All other forms of manufacturing not specifically listed
Manufacturing of: Animal Black/Bone Black
Manufacturing of: Cement or Lime
Manufacturing of: Chlorine
Manufacturing of: Creosote
Manufacturing of: Fertilizer
Manufacturing of: Glue or Gelatin
Manufacturing of: Potash
Manufacturing of: Pulp
Mini-Self Storage
Motor Vehicle & Equipment Sales

Park, Public
Petroleum Products & Gas Storage - Bulk
Resort
Restaurant
Retirement Apartments
Retirement Housing
Rooming & Boarding House
Rural Industries
Sanitary Landfill
Sawmill
School: K-12 & Preschool
School: Other
Shake & Shingle Mill
Shooting Range
Storage Structure over 1,000 sq. ft. on less than three acres
Tar Distillation or Manufacturing
Tavern
Tire Store
Tool Sales & Rental
Travel Trailer Court
Ultralight Airpark
Woodwaste Recycling

(2) The following uses are classified as Low Risk:

Agriculture
Airport Stage 1 Utility
Art Gallery
Bed and Breakfast Guesthouse
Bed and Breakfast Inn
Billboards
Building Contractor
Caretakers Quarters
Community Club
Dams & Power Plants, Associated Uses
Dock & Boathouse, Private, Non-Commercial
Drug Store
Farm Stand
Financial Institution
Fix-it Shop
Fuel & Coal Yard
Greenhouse, Lathhouse, Nurseries Retail
Greenhouse, Lathhouse, Nurseries Wholesale
Home Occupation
Junkyard
Kennel, Commercial
Library
Licensed Practitioner
Locksmith
Massage parlor
Model/House Sales Office
Mortuary
Museum
Office/General
Public Bathhouse
Racetrack

Riding Academy
Second Hand Store
Sludge Utilization
Social Service Center
Specialty Store
Storage/Retail Sales, Livestock Feed
Swimming Pool
Tannery
Television/Radio Stations
Temporary Logging Crew Quarters
Utility Facilities: All Other Structures
Utility Facilities: Electromagnetic Transmission & Receiving Facilities
Utility Facilities: Transmission Wires or Pipes and Supports
Veterinary Clinic

Other permits


The fee for permits required under SCC 16.04.120 shall be fifty dollars per riser system, (~~and~~) or per fuel storage tank.

PASSED this 24th day of November, 1992.

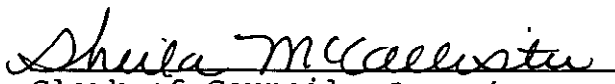
SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington


Chairperson

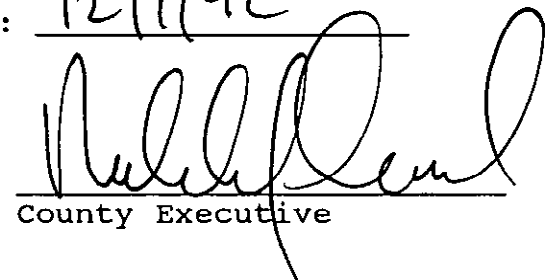
Approved as to Form:


Deputy Prosecuting Attorney

ATTEST:


Clerk of Council, asst.

() APPROVED
() VETOED
() EMERGENCY

DATE: 12/1/92

County Executive