

ORDINANCE NO. 5911

1 AN ORDINANCE relating to commercial development
 2 inspection by Department of Public Works and
 3 Transportation; establishing a fee to ensure that
 4 street improvements, appurtenances, drainage,
 5 erosion and sedimentation control are con-
 6 structed to County standards and specifications
 7 and amending the fee schedule for building per-
 8 mits; clarifying Department of Public Works and
 9 Transportation inspection responsibility; amend-
 10 ing off-street parking facilities requirements;
 11 adding an inspection fee for mobile home or
 recreational vehicle park improvements; amending
 right-of-way requirements; amending Ordinance
 5787, and K.C.C. 16.04.065; Ordinance 4753,
 Section 4 and K.C.C. 16.04.068; Res. 23316 (part)
 and K.C.C. 16.74.010; Ord. 5789 and K.C.C.
 18.16.090; Ordinance 5316, Section 8 and K.C.C.
 18.20.010; and Res. 22903 (part) and K.C.C.
 14.24.010

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 5787 and K.C.C. 16.04.065 are hereby

amended to read as follows: FEES.

A. PRELIMINARY PLAN REVIEW SERVICE. The permittee may
 request a preliminary plan review service to determine whether a
 planned structure qualifies for the issuance of a permit by the
 Building and Land Development Division. The preliminary plan
 review fee for time in excess of one hour shall be charged at the
 rate of forty-five dollars per hour. Said fee shall be paid at
 the time of consultation and may be credited to the total plan
 review fee provided the scope of work remains the same and the
 plan review is completed within six months from the date of the
 preliminary plan review application.

B. BUILDING PERMIT FEES. A fee for each building permit
 issued under the Uniform Building Code shall be paid to the
 Building and Land Development Division as follows, supplanting
 Tables 3-A and 3-B of the Uniform Building Code:

BUILDING PERMIT FEES BASED
ON VALUATION OF CONSTRUCTION
(INCLUDING PLAN REVIEW FEE)

TOTAL VALUATION	FEE
\$ 1.00 to \$ 1,000.00	\$45.00 (minimum fee)
\$ 1,001.00 to \$ 2,000.00	\$45.00 for the first \$1,000.00 plus \$4.00 for each additional \$100.00 or fraction thereof to and including \$2,000
\$ 2,001.00 to \$ 25,000.00	\$80.00 for the first \$2,000.00 plus \$11.50 for each additional thousand or fraction thereof to and including \$25,000.00
\$ 25,001.00 to \$ 50,000.00	\$345.00 for the first \$25,000.00 plus \$9.00 for each additional thousand or fraction thereof to and including \$50,000.00
\$ 50,001.00 to \$100,000.00	\$570.00 for the first \$50,000.00 plus \$7.00 for each additional thousand or fraction thereof to and including \$100,000.00
\$100,001.00 and up	\$900.00 for the first \$100,000.00 plus \$4.50 for each additional thousand or fraction thereof.

BUILDING PERMIT FEES RATE PER 100 SQUARE
FEET OR FRACTION THEREOF OF GROSS
AREA (INCLUDING PLAN REVIEW FEE)

Construction	Group Occupancy	10,000 Sq. Ft. Or Less	Next 40,000 Sq. Ft.	Over 50,000 Sq. Ft.
I F. R. & II	A, I, R-1	\$27.25	\$20.25	\$13.50
F. R.	E, H, B	\$24.00	\$18.90	\$12.40
I I 1HR, N	A, I, R-1	\$21.50	\$16.00	\$11.20
III 1HR, N	E, H, B	\$19.75	\$14.75	\$ 9.70
IV H T				
V	A, I, R-1	\$17.80	\$13.60	\$ 9.10
	E, H, B	\$16.00	\$12.40	\$ 8.00
	1001-	2001-	2501-	3000
0-1000	2000	2500	3000	Sq. Ft.
Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	& Over

ALL TYPES* GROUP R-3 OCCUPANCY (1 level)

\$15.00	\$14.40	\$14.00	\$13.50	\$13.00
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ALL TYPES* GROUP R-3 OCCUPANCY (multi-level)

\$11.30 \$10.90 \$10.40 \$10.40 \$10.40

ALL TYPES* GROUP M OCCUPANCY (garage, carports, decks, etc.)

\$ 8.25 \$ 8.25 \$ 8.25 \$ 8.25 \$ 8.25

*ALLOWABLE RESIDENTIAL DISCOUNTS:

1. A thirty percent discount will be allowed on all basic or repetitive residential plans (Groups R-3 and M Occupancy).

2. A fifty percent discount will be allowed on factory built housing and relocated residences with minimum repairs (Group R-3 and M Occupancy.)

3. A thirty-three and one-third percent discount will be allowed on relocated residences with extensive repairs (Group R-3 and M Occupancy.)

EXCEPTIONS:

1. Where Table 3-B is inapplicable, as in the case of alterations, repairs, agricultural buildings, barns, chicken-houses, greenhouses, bathhouses, reservoirs, signs, substations, tower, water tanks, fences in excess of four feet, tanks other than fuel storage tanks, and similar construction, the Building and Land Development Division shall charge fees based on the valuation of construction as set forth in Table 3.A. The determination of the value of construction shall be made by the manager, Building and Land Development Division or his authorized representative.

2. The minimum fee for any building permit shall be forty dollars.

C. REINSPECTION FEE. The fee for each reinspection, as enumerated in Section 304(f) of the Uniform Building Code, shall be twenty-five dollars.

D. UNIFORM MECHANICAL CODE PERMIT FEES. Any person desiring a permit required by the Uniform Mechanical Code, shall at the time of filing an application therefor pay the applicable fee to the Building and Land Development Division.

1 A minimum fee of forty dollars shall be charged for those
2 permits which are not issued in conjunction with a building
3 permit.

4 EXCEPTION: Those gas piping permits issued by the director
5 of public health. All special services extended to the public
6 which are not herein enumerated, and on which costs are incurred,
7 shall be compensated by a fee sufficient to cover costs incurred
8 as determined by the manager, Building and Land Development
9 Division.

10 Refund of permit fees may be made upon request by the
11 permittee and submission of his permit copy, but shall not include
12 that portion of the fee upon which a service or expense was
13 incurred.

14 PERMIT FEES

- 15 1. For the issuance of each permit except gas
- 16 piping.....\$12.50
- 17 For the issuance of each gas piping permit.....\$18.00

18 2. Installation or relocation of each forced-air
19 or gravity-type furnace or burner, including ducts and
20 vents attached to such appliance:

21 a. Up to and including 100,000 Btu's output
22 or 29 kw's.....\$12.50

23 b. Over 100,000 Btu's or 20 kw's through
24 200,000 Btu's or 58 kw's.....\$16.50

25 c. Each additional 10,000 Btu's output or
26 2.9 kw's over 200,000 Btu's output or 58 kw's through
27 500,000 Btu's output or 146 kw's.....\$ 2.00

28 d. Each additional 10,000 Btu's output or 2.9
29 kw's over Btu's or 146 kw's.....\$ 2.00

30 Note: The maximum fee for conversion burners and
31 make-up air furnaces shall be.....\$49.50

32 3. Installation or relocation of each floor
33 furnace including vent.....\$10.00

1 4. Installation or relocation of each gas, oil,
 2 or electric suspended heater, recessed wall heater or
 3 floor mounted space heater, wall furnace, circulating
 4 heater or factory-build fireplace stove.....\$10.00

5 5. Installation, relocation or replacement of
 6 each appliance vent installed and not included in
 7 an appliance permit.....\$ 8.25

8 6. Repair of, alteration of, or addition to each
 9 heating appliance refrigeration unit, comfort cooling
 10 unit, absorption unit, or each comfort heating, cool-
 11 ing absorption, or evaporative cooling system, includ-
 12 ing installation of controls regulated by this code.....\$10.00

13 7. Installation or relocation of each boiler
 14 or compressor:

15 a. To and including three horsepower, or each
 16 absorption system to and including 100,000 Btu's.....\$12.50

17 b. Over three horsepower to and including 15
 18 horsepower, or each absorption system of 100,000 Btu's
 19 to and including 500,000 Btu's.....\$18.00

20 c. Over 15 horsepower to and including 30
 21 horsepower, or each absorption system over 500,000 Btu's
 22 to and including 1,000,000 Btu's.....\$28.75

23 d. Over 30 horsepower to and including 50
 24 horsepower, or for each absorption system over 1,000,000
 25 Btu's to and including 1,750,000 Btu's.....\$40.00

26 e. Over 50 horsepower, or each absorption
 27 system over 1,750,000 Btu's.....\$61.75

28 Note: See Footnote 1 and 3 for the above-listed installation.

29 8. Each air handling unit:

30 a. To and including 10,000 cubic feet per
 31 minute, including ducts attached thereto.....\$18.00

32 b. Over 10,000 cubic feet per minute.....\$16.50

33 plus \$3.00 per each additional 10,000 c.f.m.

- 1 9. Each evaporate cooler other than portable type..\$ 8.25
- 2 10. Each ventilation fan connected to:
- 3 a. A single duct (See Footnote 2).....\$ 8.25
- 4 b. Multiple inlets.....\$12.50
- 5 11. Each ventilation system which is not a portion
- 6 of any heating or air conditioning system authorized by
- 7 a permit (see Footnote 2).....\$18.00
- 8 12. Installation of each hood which is served by
- 9 mechanical exhaust, including the ducts for such hood
- 10 (see Footnote 2).....\$31.25
- 11 13. Installation of fuel storage tanks:
- 12 a. First tank.....\$14.75
- 13 b. Each additional tank.....\$ 6.50
- 14 14. Installation or relocation of each commercial
- 15 or industrial type incinerator.....\$41.00
- 16 15. Installation of gas piping:
- 17 a. One through four outlets.....\$12.50
- 18 b. Additional outlets (each).....\$ 5.00
- 19 16. Each appliance or piece of equipment or other
- 20 work regulated by this code but not classed in other
- 21 categories or for which no other fee is listed in this
- 22 code at the rate of.....\$32.00
- 23 per hour, or a minimum of.....\$10.00
- 24 Footnote 1: For fee purposes, the following conversions shall be
- 25 used:
- 26 (1) One kilowatt equals 3,414 Btu's;
- 27 (2) One horsepower (boiler) equals 33,000 Btu's;
- 28 (3) One horsepower (heat pump) equals 12,000 Btu's (heat
- 29 pump includes compressor).
- 30 Footnote 2: Exclude Group R, Division 1, and 3 Occupancies.
- 31 Footnote 3: Permits for all commercial boiler and compressor
- 32 installations shall be obtained from the State of Washington
- 33 Department of Labor and Industries.

1 E. SURFACE PARKING LOT FEES. The following fees for plan
 2 review and on-site inspection shall be applied to all construc-
 3 tion, alterations and remodeling projects which are required to
 4 have parking spaces under the requirements of the King County
 5 Zoning Code for plan review and on-site inspection:

6 NEW SPACES

7 No. of Spaces	8 Each Space	9 Minimum Fee
10 0 - 25	11 -0-	12 \$35.00
13 26 - 50	14 \$1.50	
15 51 - 75	16 \$1.20	
17 76 - 150	18 \$1.00	
19 Over 150	20 \$0.80	

21 Alterations and Change of Use or Increase in Area: A fee of
 22 twenty-five dollars shall be charged if the minimum number of
 23 spaces existing equals or exceeds the minimum number required. If
 24 existing parking spaces do not meet the minimum number required, a
 25 fee of twenty-five dollars shall be added to the fee required for
 26 the total number of new spaces.

27 F. CHANGE IN USE/OCCUPANCY FEE. For the inspection of any
 28 change in use or occupancy not otherwise covered herein by a fee
 29 which is regulated by any King County ordinance, the fee of
 30 forty-five dollars will be charged.

31 G. RELOCATION INVESTIGATION AND SITE INSPECTION SERVICES.
 32 The fee for relocation investigation and site inspection services
 33 shall be forty-five dollars. Where an investigation is conducted
 outside the physical limits of King County, an additional charge
 shall be made for mileage travel at twenty-five cents per mile and
 inspector's time at a rate of twenty-five dollars per hour during
 the period the inspector is outside the boundaries of King County.
 The building permit fee for all structures which are moved shall
 be determined by the manager, Building and Land Development
 Division.

1 H. SPECIAL INSPECTION FEE. Any inspection required by
2 permittee, which is not scheduled to be made during the normal
3 hours of work by a building inspector, shall be charged an addi-
4 tional fee of forty-five dollars per hour or fraction thereof for
5 the first hour and quarterly amounts for the time in excess of one
6 hour including travel time. Mileage shall be charged at the rate
7 of twenty-five cents per mile.

8 I. CONSTRUCTION INSPECTION FEE FOR COMMERCIAL DEVELOPMENT.

9 Fees for commercial development inspection performed by Department
10 of Public Works and Transportation shall be established by the
11 Director of Public Works and Transportation to reasonably compen-
12 sate the County for costs relating to construction inspection of
13 roads, sidewalks, curbing, curbs and gutters, paving, parking
14 areas, drainage, erosion and sedimentation control associated with
15 Commercial Building Permits to ensure that they are constructed to
16 County standards and specifications and comply with K.C.C. Titles
17 14, 16, 19, 20 and 21. These fees are in addition to any other
18 County fees.

19 1. EFFECTIVE DATE. All Commercial Building permits that
20 require Department of Public Works and Transportation inspection
21 after the effective date of this ordinance shall be subject to
22 said fee.

23 2. FEE. Prior to the issuance of a Commercial Building
24 permit, the applicant shall pay initially an average fee estimated
25 by the Director of the Department of Public Works and Transporta-
26 tion. The applicant shall pay prior to final approval any addi-
27 tional amount if the actual inspection charges are greater than
28 the initial amount previously paid. When the initial amount pre-
29 viously paid as an estimate is greater than the actual charges,
30 the County shall refund to the applicant the difference.

31 The fee shall be collected in accordance with administrative
32 procedures developed by the Director of Department of Public Works
33 and Transportation.

1 SECTION 2. Ordinance 4753, Section 4 and K.C.C. 16.04.068 are
2 hereby amended to read as follows.

3 A. ENFORCEMENT. The manager of the Division of Building and
4 Land Development is authorized to enforce the provisions of this
5 chapter and any rules and regulations promulgated thereunder,
6 pursuant to the enforcement and penalty provisions of Title 23 of
7 the King County Code.

8 B. GENERAL. All construction or work for which a permit is
9 required shall be subject to inspection by the manager of the
10 Division of Building and Land Development, provided that inspec-
11 tion of roads, sidewalks, curbing, curbs and gutters, paving,
12 parking areas, drainage, erosion and sedimentation control
13 associated with Commercial Building Permits shall be performed by
14 the Department of Public Works and Transportation.

15 C. AUTHORITY. The manager of the Division of Building and
16 Land Development is authorized and directed to enforce this
17 chapter. The manager of the Division of Building and Land
18 Development is authorized to promulgate, adopt, and issue those
19 rules and regulations necessary to the effective and efficient
20 administration of this chapter.

21 D. PLAN REVIEWS AND INSPECTIONS. All buildings constructed
22 under the provisions of this chapter are subject to a final
23 inspection for compliance with this chapter. The manager of the
24 Division of Building and Land Development has the authority to
25 establish rules and procedures for accepting at the option of the
26 applicant an affidavit of substantial compliance with this chapter
27 in lieu of plan reviews and/or inspections.

28 SECTION 3. Resolution 23316 (part) and K.C.C. 16.74.010 are
29 hereby amended to read as follows:

30 REGULATIONS ADOPTED - ENGINEER TO INSPECT. Plans, rules and
31 regulations pertaining to the construction of off-street parking
32 facilities are hereby adopted and approved by the ((~~board of~~
33 ~~County-commissioners~~)) King County Council and made an integral

1 part of this chapter. The County road engineer shall print copies
 2 of said plans, rules and regulations and subsequent revisions and
 3 additions thereto, and make the same available to anyone proposing
 4 to install off-street parking facilities. It is also made the
 5 duty of the road engineer to furnish and provide all necessary
 6 inspection services and clerical assistance necessary to accomplish
 7 the intent and purposes of this chapter, and the applicant for or
 8 permit holder of Commercial Building Permits, or Mobile Home or
 9 Recreational Vehicle Park Permits shall pay a fee for such inspec-
 10 tion pursuant to Section 1 of this ordinance.

11 SECTION 4. Ordinance 5789 and K.C.C. 18.16.090 are hereby
 12 amended to read as follows:

13 Fees. The following fees are required, in addition to fees
 14 for other required permits or approvals:

- 15 A. Mobile home permit.....\$50.00
- 16 B. 1. Temporary mobile home permit.....\$50.00
- 17 2. Renewal of same.....\$30.00
- 18 C. 1. Temporary mobile home permit for hardship....\$75.00
- 19 2. Renewal of same.....\$30.00
- 20 D. Noninsignia mobile home inspection.....\$45.00
- 21 E. Mobile home park site plan review.....\$250.00
- 22 F. Recreational vehicle park site plan review.....\$250.00
- 23 G. The fees for accessory structures and for factory-built

24 commercial structures and commercial coaches shall be in accord-
 25 ance with the fee schedule set forth in the Uniform Building Code
 26 as adopted by King County.

27 H. An annual fee shall be charged by the Department of Public
 28 Health for inspection of mobile home parks and recreational
 29 vehicle parks, based on the following schedule:

Spaces

Fee

Two to ten mobile homes or recreational vehicles spaces, inclusively.....\$50.00 per year

For each additional space over ten.....\$ 2.50 per year

I. Fees established for development inspections by the Department of Public Works and Transportation of Commercial Building Permits pursuant to Section 1 of this Ordinance shall be paid by applicants for Mobile Home or Recreational Vehicle Park Permits to compensate the County for costs relating to inspection of roads, sidewalks, curbing, curbs and gutters, paving, parking areas, drainage, erosion and sedimentation control associated with such permits. The procedures established in Section 1 of this Ordinance shall apply to the payment of such fees.

SECTION 5. Ordinance 5316, Section 8 and K.C.C. 18.20.010 are hereby amended as follows:

AUTHORITY. The manager shall have the authority to enforce the standards set forth in this title, the applicable rules and regulations referenced in this title and the conditions attached to issuance of all permits for mobile homes, factory-built commercial structures and commercial coaches, mobile home parks and recreational vehicle parks, against the responsible persons, pursuant to Title 23. The manager shall be responsible for inspecting all phases of construction and development of approved parks to assure adherence to all requirements set forth in this title and conditions attached to any permits issued by the Building and Land Development Division in conjunction with a park. The manager may utilize the inspection services and recommendations of the Department of Public Works and the Department of Health in determining compliance and enforcing all requirements and conditions ((÷)), provided that inspection of roads, sidewalks, curbing, curbs and gutters, paving, parking areas, drainage, erosion and

1 sedimentation control associated with Mobile Home or Recreational
 2 Vehicle Park Permits shall be performed by the Department of
 3 Public Works and Transportation.

4 SECTION 6. Resolution 22903 (part) and K.C.C. 14.24.010 are
 5 hereby amended to read as follows:

6 RULES ADOPTED. Plans, rules and regulations pertaining to the
 7 construction of plat roads and the performance of other road con-
 8 struction work on King County rights-of-way are hereby adopted and
 9 approved by the ((Beard-of-County-Commissioners)) King County
 10 Council and made an integral part of this chapter. The County
 11 Road Engineer shall print copies of said plans, rules and regula-
 12 tions and subsequent revisions and additions thereto, and make the
 13 same available to anyone proposing to do work on King County
 14 rights-of-way. It is also made the duty of the King County road
 15 engineer to furnish and provide all necessary inspection services
 16 and clerical assistance necessary to accomplish the intents and
 17 purposes of this chapter, and the applicant for or permit holder of
 18 Commercial Building Permits, or Mobile Home or Recreational
 19 Vehicle Park Permits shall pay a fee for such inspection pursuant
 20 to Section 1 of this Ordinance.

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SECTION 7. Severability: If any provision of this chapter or its application to any person or property is held invalid for any reason, the remainder of the chapter or the application of the provision to other persons or circumstances shall not be affected.

INTRODUCED AND READ for the first time this 16th day of February, 1982.

PASSED this 15th day of March, 1982.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Lois North
Chairman

ATTEST:

Jannity M. Casner
DEPUTY Clerk of the Council

APPROVED this 24th day of MARCH, 1982.

Randy Jewell
King County Executive