

December 28, 1982

Introduced by: Scott Blair

Proposed Ordinance No.: 82-652

ORDINANCE NO. 6257

AN ORDINANCE relating to fees for permits, approvals and inspections issued or performed by the Building and Land Development Division; repealing fee schedules for building and mechanical permits and adding a new chapter to Title 16 establishing new fee schedules; revising fees for grading permits, subdivisions, short subdivisions, reclassifications, conditional use permits, variances, PUD's, appeals, and shoreline applications; and establishing new fees for fire extinguishing system reviews, certain final approvals, site plan and landscape plan reviews, sensitive area reviews, local service area boundary line adjustments, and short subdivision boundary line adjustments; repealing Ordinance 5911, Section 1, Ordinance 4609, Sections 1-8, and KCC 16.04.070; and amending Ordinance 5786, Sections 1, 3 and 4, Ordinance 1488, Section 8, Ordinance 5786, Section 2, Ordinance 3113, Section 5, Resolution 11048, Section IV(D), Ordinance 5911, Section 4, Ordinance 5789, Section 1, Ordinance 5316, Section 7, Ordinance 2534, Section 1, Ordinance 5785, Section 1, and KCC 16.82.070, 19.26.040, 19.28.060, 21.09.040 and 25.36.010.

BE IT ORDAINED BY THE KING COUNTY COUNCIL:

SECTION 1. Ordinance 5911, Section 1, Ordinance 4609, Sections 1-8, and KCC 16.04.070 are each hereby repealed.

NEW SECTION. SECTION 2. There is added a new chapter to KCC Title 16 entitled "Building and Construction Fees", including sections 3 through 5 of this ordinance.

NEW SECTION. SECTION 3. Building permit fees

A. TABLE NO. 1. Building permit fees based on valuation of construction (including plan review fee):

TOTAL VALUATION	FEE
\$1.00 to \$1,000.	\$40.00 (minimum fee)
\$1,001.00 to \$2,000.00	\$40.00 for the first \$1,000.00 plus \$2.18 for each additional \$100.00 or fraction thereof to and including \$2,000.00

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\$2,001.00 to \$25,000.00	\$61.75 for the first \$2,000.00 plus \$6.53 for each additional thousand or fraction thereof to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$211.83 for the first \$25,000.00 plus \$5.44 for each additional thousand or fraction thereof to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$347.76 for the first \$50,000.00 plus \$3.26 for each additional thousand or fraction thereof to and including \$100,000.00
\$100,001.00 and up	\$510.89 for the first \$100,000.00 plus \$2.17 for each additional thousand or fraction thereof.

B. TABLE NO. 2. Building permit fees based on gross area (including plan review fee), calculated at a rate of 100 square feet, or fraction thereof, of gross area:

Construction	Group Occupancy	10,000 Square Feet or Less	Next 40,000 Square feet	Over 50,000 Square Feet
I F.R. & II F.R.	A, I, R-1, E, H, B	35.42 31.20	28.34 24.96	19.84 17.47
II 1 HR, N; III 1 HR,N; & IV H.T.	A, I, R-1, E, H, B	36.33 25.67	29.07 19.61	20.35 13.72
V	A, I, R-1, E, H, B	23.14 20.80	15.27 13.87	11.66 9.71
0 - 1000 Sq. Ft.	1001 - 2000 Sq. Ft.	2001 - 2500 Sq. Ft.	2501 - 3000 Sq. Ft.	3000 Sq. Ft. & Over

ALL TYPES \* GROUP R-3 OCCUPANCY

19.05            18.58                    18.27                    18.12            17.95

ALL TYPES\* GROUP M OCCUPANCY

(garage, carports, decks, etc.)

10.48            10.48                    10.48                    10.48            10.48

\* ALLOWABLE RESIDENTIAL DISCOUNTS:

1. A 30% discount will be allowed on all basic or repetitive residential plans (Group R-3 and M Occupancy).

2. A 50% discount will be allowed on factory built housing and relocated residences with minimum repairs (Group R-3 and M Occupancy).

3. A 33-1/3% discount will be allowed on relocated residences with extensive repairs (Group R-3 and M Occupancy).

EXCEPTIONS:

1. Where Table No. 2 is not applicable, as determined by the manager, Table No. 1 shall be used to calculate fees.

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

C. FEE PAYMENT. Sixty-five percent of the building permit fee as set forth in tables 1 or 2 of this section shall be paid upon application. The remainder of the fee shall be paid upon permit issuance.

D. SURFACE PARKING LOT FEES.

1. New spaces:

No. of Spaces	Each Space	Minimum Fee
0-25	2.50	\$50.00
26-50	2.25	
51-75	1.80	
76-150	1.50	
Over 150	1.20	

2. Alterations, change of use or increase in area:

a. No additional spaces.....\$50.00

1           b. Additional spaces.....See subsection  
2 D.1. of this section.

3           E. CHANGE IN USE OR OCCUPANCY FEE.....\$60.00.

4           F. RELOCATED STRUCTURES FEES.....\$60.00.

5           G. PRELIMINARY PLAN REVIEW SERVICE.....\$45.00/hour

6           H. SPECIAL INSPECTION FEE.

7           1. Forty-five dollars per hour including travel time.

8           2. Twenty-five cents/mile.

9           I. CONSTRUCTION INSPECTION FEE FOR COMMERCIAL DEVELOPMENT.

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

20           1. EFFECTIVE DATE. All Commercial Building permits that  
21 require Department of Public Works inspection after April 3,  
22 1982, shall be subject to said fee.

23           2. FEE. Prior to the issuance of a Commercial Building  
24 permit, the applicant shall pay initially an average fee esti-  
25 mated by the Director of the Department of Public Works. The  
26 applicant shall pay prior to final approval any additional  
27 amount if the actual inspection charges are greater than the  
28 initial amount previously paid. When the initial amount pre-  
29 viously paid as an estimate is greater than the actual  
30 charges, the County shall refund to the applicant the dif-  
31 ference.  
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1           The fee shall be collected in accordance with administra-  
2           tive procedures developed by the Director of the Department of  
3           Public Works.

4           J. TEMPORARY OCCUPANCY CERTIFICATE.....\$60.00.

5           K. REINSPECTION FEE.....\$45.00

6           L. RENEWAL FEE.

7           1. Group R, Division 3 or M occupancy.....\$40.00

8           2. All other occupancies: One-third the amount required  
9           for a new permit, but in no case less than forty dollars or  
10          more than two hundred dollars.

11          M. REFUNDS.

12          1. No refund shall be made for any service already  
13          rendered.

14          2. When plan review has not been done, a refund equal to  
15          the full amount of the plan check fee less a service charge of  
16          thirty dollars.

17          3. If construction has not commenced, a refund equal to  
18          the building permit fee less a service charge of thirty dollars.

19          4. When requested due to clerical error on the part of  
20          King County, a full refund shall be made.

21          NEW SECTION. SECTION 4. Mechanical permit fees.

22          A. MECHANICAL PERMIT FEE TABLE.

23          1. For the issuance of each permit.....\$25.00

24          2. Installation of relocation of each forced air or  
25          gravity-type furnace or burner, including ducts and vents  
26          attached to such appliance;

27           a. up to and including 100,000 B.t.u.'s output or  
28          25 K.W.'s.....\$25.00

29           b. over 100,000 B.t.u.'s or 29 K.W.'s through  
30          200,000 B.t.u.'s output or 58 K.W.'s.....\$33.00

31           c. each additional 10,000 B.t.u.'s output or  
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1 2.9 K.W.'s over 200,000 B.t.u.'s output or 58 K.W.'s  
 2 through 500,000 B.t.u.'s output or 146 K.W.'s.....\$ 2.50

3 d. each additional 10,000 B.t.u.'s output or  
 4 2.9 K.W.'s over 500,000 B.t.u.'s or 146 K.W.'s.....\$ 2.50

5 NOTE: The maximum fee for conversion burners and  
 6 makeup air furnaces shall be.....\$50.00

7 3. Installation or relocation of each floor  
 8 furnace including vent.....\$12.50

9 4. Installation or relocation of each gas, oil or  
 10 electric suspended heater, recessed wall heater or floor  
 11 mounted space heater, wall furnace, circulating heater or  
 12 solid fuel burning appliance or fireplace.....\$40.00

13 5. Installation, relocation, or replacement of each  
 14 appliance when installed and not included in an appliance  
 15 permit.....\$16.50

16 6. Repair or, alteration of, or addition to each  
 17 heating appliance, refrigeration unit, comfort cooling  
 18 unit, absorption unit, or each comfort heating, cooling,  
 19 absorption, or evaporative cooling system.....\$20.00

20 7. Installation or relocation of each boiler or  
 21 compressor:

22 a. to and including three horsepower, or each  
 23 absorption system to and including 100,000 B.t.u.'s.....\$25.00

24 b. over three horsepower to and including 15  
 25 horsepower, or each absorption system over 100,000  
 26 B.t.u.'s and including 500,000 B.t.u.'s.....\$36.00

27 c. over 15 horsepower to and including 30 horse-  
 28 power, or each absorption system over 500,000 B.t.u.'s to  
 29 and including 1,000,000 B.t.u.'s .....\$43.13

30 d. over 30 horsepower to and including 50 horse-  
 31 power, or for each absorption system over 1,000,000  
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1 B.t.u.'s to and including 1,750,000 B.t.u.'s.....\$48.00  
 2 e. over 50 horsepower, or each absorption  
 3 system over 1,750,000 B.t.u.'s.....\$70.00

4 NOTE: See footnotes 1 and 3 for the above listed  
 5 installation.

6 8. Each air handling unit:

7 a. to and including 10,000 cubic feet per  
 8 minute, including ducts attached thereto.....\$36.00

9 b. over 10,000 cubic feet per minute.....\$41.25  
 10 plus \$1.00 per each additional 10,000 CFM.

11 9. Each evaporative cooler other than portable  
 12 type.....\$12.38

13 10. Each ventilation fan connected to:

14 a. a single duct (see footnote 2).....\$12.38

15 b. multiple inlets.....\$18.75

16 11. Each ventilation system which is not a portion  
 17 of any heating or air conditioning system authorized by  
 18 a permit (see footnote 2).....\$22.50

19 12. Installation of each hood which is served by  
 20 mechanical exhaust, including the ducts for such hood  
 21 (see footnote 2).....\$46.88

22 \*1. For fee purposes, the following conversions shall be used.

23 a. one kilowatt equals 3,413 B.t.u.'s;

24 b. one horsepower (boiler) equals 33,000 B.t.u.'s;

25 c. one horsepower (heat pump) equals 12,000 B.t.u.'s (heat  
 26 pump includes compressor).

27 \*2. Exclude Group R, Division 1 and 3 Occupancies.

28 \*3. Permits for all commercial boiler and compressor installa-  
 29 tions

30 shall be obtained from the State of Washington Department  
 31 of Labor and Industries.

13. Installation of fuel storage tanks:

a. first tank.....\$18.44

b. each additional tank.....\$ 8.13

14. Installation or relocation of each commercial or industrial type incinerator.....\$41.00

15. Installation of gas piping (see footnote 4).

16. Each appliance or piece of equipment or other work regulated by this Code but not classed in other categories, or for which no other fee is listed in this Code at the rate of.....\$40.00 per hour, or a minimum of.....\$20.00

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

B. FEE PAYMENT. Sixty-five percent of the mechanical permit fee as set forth in the table in subsection A of this section shall be paid upon application. The remainder of the fee shall be paid upon permit issuance.

C. REINSPECTION FEE.....\$45.00

D. REFUNDS.

1. No refund shall be made for any service already rendered.

2. When plan review has not been done, a refund equal to the full amount of the plan check fee less a service charge of thirty dollars.

3. If construction has not commenced, a refund equal to the mechanical permit fee less a service charge of thirty dollars.

4. When requested due to clerical error on the part of King County, a full refund shall be made.

\*4. All gas piping permits and inspections issued by Seattle/King County Health Department.



NEW SECTION. SECTION 5. Fire Extinguishing Systems Review

Fees. A fee for each plan review of fixed fire extinguishing systems conducted by the Fire Marshal of the Building and Land Development Division shall be paid to the Division as follows:

System	Fee
1. Fire alarm systems.....	\$65.00
(plus for each detector).....	\$ .45
2. Fire extinguishing systems.....	\$65.00
(plus for each nozzle).....	\$ 3.50
3. Automatic sprinkler systems - each riser.....	\$60.00
(plus for each head).....	\$ .45
4. Standpipe systems	
a. Class I.....	\$65.00
b. Class II.....	\$65.00
c. Class III.....	\$180.00
d. combined - without a pump.....	\$60.00
(plus for each head).....	\$ .45
e. combined - with a pump.....	\$180.00
(plus for each head).....	\$ .45
5. Special water mains, fire hydrants and/or fire pump systems, not connected to a public water supply, which are installed to meet provisions of K.C.C. 17.08.....	\$180.00
6. Underground flammable liquids storage tanks	
a. first tank.....	\$32.50
b. each additional tank on same plan.....	\$16.25
7. Aboveground flammable liquids storage tanks (each).....	\$32.50
8. Liquified petroleum tanks	
a. less than 500 gallons.....	\$32.50
b. 500 - 9,999 gallons.....	\$65.00
c. 10,000 gallons or more.....	\$130.00

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9. Gaseous oxygen systems

- a. less than 6,000 cubic feet.....\$16.25
- b. 6,000 - 11,999 cubic feet.....\$32.50
- c. 12,000 cubic feet or more.....\$65.00

10. Nitrous oxide systems.....\$32.50

11. Vapor recovery systems.....\$32.50

12. Cryogenic tanks.....\$32.50

13. Flammable liquids spray booth (each).....\$32.50

14. Flammable liquids dip tanks (each).....\$32.50

15. Flammable liquids flow coatders (each).....\$65.00

16. Compressed natural gas systems (each).....\$65.00

17. Liquefied natural gas systems.....\$130.00

18. High piled storage racks.....\$65.00

19. Floor or layout plans required by the Fire Code

for public assembly, special sales, outdoor storage of flammable liquids in drums or indoor storage of combustibles.....\$65.00

SECTION 6. Ordinance 5786, Section 1, Ordinance 1488,

Section 8 and KCC 16.82.070 are each hereby amended to read as follows:

Plan Review and Permit Fees. A fee shall be paid to the director for the costs of investigation, inspection and regulation pursuant to the following schedule: (EXCEPTION: Fee shall not be required of other King County Departments.)

A. PLAN REVIEW FEES:

500 to 5,000 cubic yards.....\$	<del>((85))</del>	<u>95</u>
<del>((5,000))</del> <u>5,001</u> to 10,000 cubic yards.....\$	<del>((200))</del>	<u>250</u>
<del>((10,000))</del> <u>10,001</u> to 50,000 cubic yards.....\$	<del>((400))</del>	<u>980</u>
<del>((50,000))</del> <u>50,001</u> to 100,000 cubic yards....\$	<del>((600))</del>	<u>1,470</u>
<del>((100,000))</del> <u>100,001</u> to 500,000 cubic yards...\$	<del>((750))</del>	<u>1,875</u>
Over 500,000 cubic yards.....\$	<del>((1,100))</del>	<u>2,200</u>

Plan check fee for gravel pits, landfills, cutting,

1 filling, dumping, quarrying and mining operations, based on  
 2 contour maps for the entire project, shall be paid only once.  
 3 The plan review fee designated in this section shall not be  
 4 required when the grading permit is to be issued for the opera-  
 5 tion of a facility authorized by an unclassified use permit.

6 These fees include any fees which may be required for  
 7 environmental review pursuant to the State Environmental Policy  
 8 Act except in those cases when an environmental impact state-  
 9 ment is required.

10 B. ANNUAL OPERATING PERMIT FEES - GENERAL:

11 500 to 5,000 cubic yards (0-10 acres).....\$ ~~((85))~~ 95  
 12 5,000 to 10,000 cubic yards (0-10 acres)....\$ ~~((170))~~ 212.50  
 13 10,000 to 25,000 cubic yards (0-10 acres)...\$ ~~((340))~~ 850  
 14 25,000 to 50,000 cubic yards (0-10 acres)...\$ ~~((600))~~ 1,250  
 15 Over 50,000 cubic yards (0-10 acres).....\$ ~~((600))~~ 1,700

16 Plus thirty dollars per acre for each acre up to ten acres.

17 Plus ~~((fifteen-dollars))~~ twenty-one dollars per acre for  
 18 each acre over ten acres up to one hundred acres.

19 Plus ~~((ten-dollars))~~ ten dollars per acre for each acre over  
 20 one hundred acres up to five hundred acres.

21 Plus three dollars per acre for each acre over five hundred  
 22 acres.

23 Acreage covered includes all land which has been disturbed  
 24 and not rehabilitated pursuant to this chapter, including  
 25 stockpiles and working areas such as plant sites. Those areas  
 26 covered under the grading permit which have been rehabilitated  
 27 shall not be included in calculating annual operating fees.

28 C. ANNUAL OPERATING PERMIT FEES - PLATS, AREAS UNDER  
 29 ONE-HALF ACRE:

30 1. For approved preliminary and final plats: \$8.50 per  
 31 lot, minimum fee of forty-three dollars. (Plan review fees not  
 32 required.)  
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1           2. For areas under one-half acre in size the fee is  
2 forty-three dollars provided:

3           a. No more than three thousand cubic yards of  
4 material are moved.

5           b. This (~~forty-three~~) fee shall include the cost of  
6 environmental review as required by the State Environmental  
7 Policy Act, except in those cases when an environmental impact  
8 statement is required.

9           c. No plan review fee is required.

10          SECTION 7. Ordinance 5786, Section 2, Ordinance 3113,  
11 Section 5, and KCC 19.26.040 are each hereby amended to read as  
12 follows:

13          Application - Fees and expenses.

14          A. APPLICATION FEE. Applications for subdivision pursuant  
15 to this chapter shall be accompanied by fee payments to King  
16 County in the following amounts:

17           1. Short subdivision, as provided in Sections 19.26.050  
18 through 19.26.180, (~~eighty-five dollars for the first two lots  
19 plus twenty-five dollars each additional lot;~~) one hundred  
20 sixty-four dollars and fifty cents.

21           2. Abbreviated short subdivision as set forth in Section  
22 19.26.190 (~~forty dollars~~) one hundred dollars;

23           3. Revisions, as set forth in Section 19.26.200,  
24 (~~forty dollars~~) sixty dollars;

25           4. Nonbuilding short subdivision, as set forth in  
26 Section 19.26.210, (~~forty dollars~~) eighty dollars;

27           5. Short plats referred to the Department of Public  
28 Works will be subject to the checking and inspection fees  
29 required by that department;

30           6. Short plat boundary line adjustments, forty dollars.

31           7. Final short plat review, thirty dollars.

32          B. ADDITIONAL COSTS. All additional costs necessary for  
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1 compliance with this chapter shall be borne by the applicant.

2 C. FEES FOR SIGNS ON PRIVATE ROADS. Reasonable fees may  
3 be charged by the Department of Public Works for required  
4 signs. Such signs may include but not be limited to, "Fire  
5 Lane," "Private Road," "No Parking," and "Stop."

6 D. RETURN OF FEES. No fee, or part of same required by  
7 this title, shall be refundable for any reason.

8 SECTION 8. Ordinance 5786, Section 3, Resolution 11048,  
9 Section IV(D), and KCC 19.28.060 are each hereby amended to  
10 read as follows:

11 Fees. The following fees shall be paid upon the filing of  
12 ~~((a preliminary plat, one hundred fifty dollars plus fifteen~~  
13 ~~dollars per lot with a maximum fee of two thousand five hundred~~  
14 ~~dollars.))~~ the following applications:

15 A. Preliminary plat, two hundred forty-five dollars plus  
16 twenty-four dollars per lot with a maximum fee of five  
17 thousand dollars.

18 B. Local service area boundary line adjustments to the  
19 King County Sewerage General Plan when requested in conjunction  
20 with an application for a preliminary plat, one hundred fifty  
21 dollars.

22 NEW SECTION. SECTION 9. There is added to KCC 19.32 a new  
23 section to read as follows:

24 Fees. A fee of one hundred dollars shall be paid to the  
25 Building and Land Development Division prior to recording of a  
26 final plat.

27 SECTION 10. Ordinance 5911, Section 4, Ordinance 5789,  
28 Section 1, Ordinance 5316, Section 7 and KCC 21.09.040 are each  
29 hereby amended to read as follows:

30 Installation Permits and Procedures

31 A. Installation Permit - Mobile Home. Any installation of  
32 a mobile home as permitted in this title shall require the  
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1 approval of a mobile home permit by the Building and Land  
2 Development Division. The following must be submitted with an  
3 application for a mobile home permit, except that when the  
4 mobile home is to be located in an approved mobile home park,  
5 sub-paragraphs 1d, 1e, 3, 4 and 5 shall not apply:

- 6 1. Two copies of a site plan drawn to scale, showing:
  - 7 a. North arrow and scale,
  - 8 b. Location and dimensions of all property lines or  
9 leased areas, and easements,
  - 10 c. Proposed location of mobile home and/or accessory  
11 structure(s) on the site or space,
  - 12 d. Distances from the mobile home and accessory  
13 structure(s) to property lines.,
  - 14 e. Approximate surface elevation at each corner of the  
15 site,
  - 16 f. Location of parking spaces,
  - 17 g. Name or number of street on which site or space is  
18 located,
  - 19 h. Location of septic tank and drainfield, if sewers  
20 are not available,
  - 21 i. Location of well or other water source, if public  
22 water supply is not available;
- 23 2. A description of the mobile home, including:
  - 24 a. Model number,
  - 25 b. Washington State and/or HUD ID number,
  - 26 c. Name of manufacturer and year of manufacture;
- 27 3. One copy of the percolation test approved by the  
28 Health Department or certificate of sewer availability from the  
29 servicing sewer district;
- 30 4. A certificate of water availability from a water  
31 purveyor or other satisfactory demonstration of water  
32 availability;
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1           5. Three copies of the legal description of the lot and  
2 proof that the lot was created legally;

3           6. Two copies of plans showing proposed foundation  
4 system, if more than one-fourth of the floor area of the mobile  
5 home, as measured from the bottom of the main frame members,  
6 will be more than three feet above the existing ground level,  
7 or when any supporting piers exceed sixty inches in height;

8           7. A State Contractors or Mobile Home Dealers  
9 Registration Card, or photocopy of same;

10          8. Such other information as necessary to establish  
11 compliance with applicable laws and regulations;

12          9. Mobile homes shall not be permanently occupied for  
13 more than forty-five days prior to issuance of a certificate  
14 of occupancy by the Building and Land Development Division.

15          B. Installation Permit - Accessory Structures. The  
16 construction or installation of an accessory structure(s) in  
17 excess of one hundred square feet of floor area or roof area,  
18 as appropriate, shall require the approval of a building permit  
19 by the Building and Land Development Division. If an applica-  
20 tion for approval of an accessory structure(s) is submitted  
21 together with an application for a mobile home permit, one  
22 application and site plan may be used for the two requests; and  
23 if the accessory structure(s) is (are) less than six hundred  
24 square feet in area, the fee for the accessory structure shall  
25 be waived. Two copies of a site plan drawn to scale must be  
26 submitted with an application for a building permit for an  
27 accessory structure, showing:

28           1. North arrow and scale;

29           2. Location and dimensions of all property lines or  
30 leased areas and easements;

31           3. Proposed location of accessory structure(s) on the  
32 site or space;

33           4. Location of other structures on the site or space,

1 and location of other structures on adjacent spaces within a  
2 mobile home park;

3 5. Approximate surface elevation at each corner of the  
4 site or space, except when the accessory structure is to be  
5 located within an approved mobile home park;

6 6. Location of parking space;

7 7. Name or number of street on which site or space is  
8 located;

9 8. Location of septic tank and drainfield, if sewers are  
10 not available;

11 9. Three copies of the legal description of the site and  
12 proof that the site was created legally (this shall not apply  
13 to leased spaces in a mobile home park).

14 C. Mobile Home or Recreational Vehicle Park - Site Plan  
15 Approval. All new mobile home parks, expansions to existing  
16 parks and recreational vehicle parks as permitted by this ordi-  
17 nance, shall be subject to site plan approval by the Building  
18 and Land Development Division in accordance with the standards  
19 set forth in chapter 21.09.030. Eight copies of a site plan  
20 shall be submitted to the Building and Land Development  
21 Division.

22 D. Mobile Home or Recreational Vehicle Park - Site Plan  
23 Contents. The site plan shall be accurately drawn using a con-  
24 venient engineering scale, and include the following:

25 1. Name, address and phone number of the owner and  
26 operator;

27 2. Address and legal description of the site;

28 3. Area of the site;

29 4. The number of mobile homes or recreational vehicles  
30 to be accommodated;

31 5. A marker showing direction of north;

32 6. A vicinity map (drawn to approximately one inch to  
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1 two thousand feet scale) showing sufficient area and detail to  
2 clearly locate the project in relation to arterial streets,  
3 natural features, landmarks and municipal boundaries;

4 7. Location, identification and dimensions of all  
5 property lines, streets, alleys and easements: indicate con-  
6 dition of all public rights-of-way and submit verification of  
7 right to utilize easements as proposed;

8 8. Original and proposed topography at maximum five foot  
9 contour intervals and preservation measures for fills and cut  
10 slopes (e.g. retaining walls, rockeries, plantings, etc.);

11 9. Existing vegetation in general: identify all  
12 evergreen trees greater than eight inches in diameter and all  
13 deciduous trees greater than twelve inches in diameter as  
14 measured four feet above ground level, if proposed to be  
15 removed;

16 10. Proposed plantings: include location, size and spe-  
17 cies of all proposed plantings, planting medium and method of  
18 maintenance until plants are established. Cost estimates for  
19 the installation of plants and one year's maintenance must also  
20 be included. To insure legibility of the plot plan, a separate  
21 landscape plan may be submitted showing original and proposed  
22 contours;

23 11. The proposed location of all mobile homes,  
24 recreational vehicles and accessory structures: identification  
25 of leasable spaces may be substituted if typical space layouts  
26 are shown for each type of mobile home or recreational vehicle  
27 to be accommodated. Potential accessory structures or maximum  
28 allowable accessory structure areas should be shown for pur-  
29 poses of checking setbacks and computing lot coverage;

30 12. All existing and proposed buildings with projections  
31 and roof overhangs: buildings scheduled for demolition or  
32 removal are to be indicated on the plan. Separate building  
33

1 permit applications must be made for service buildings designed  
2 to satisfy the requirements of KCC 21.09.030 (in accordance  
3 with the provisions of the Uniform Building Code as adopted by  
4 King County);

5 13. The existing edge and width of pavement of any adja-  
6 cent roadways and all proposed internal streets, off-street  
7 parking facilities, driveway approaches, curbing, sidewalks or  
8 walkways, street channelization and type of surfaces;

9 14. The location and intended use of outdoor storage  
10 areas;

11 15. The location and intended use of recreational areas  
12 and facilities;

13 16. The location and type of proposed fencing or walls,  
14 with a typical section illustrated;

15 17. The location, size and type of all proposed signs;

16 18. The location, type and wattage of all outdoor  
17 lighting, with typical standards illustrated;

18 19. The location of all water mains, valves and fire  
19 hydrants (see Chapter 17.08 for regulations pertaining to fire  
20 flow and supply);

21 20. Such other information as deemed necessary by the  
22 manager in order to determine compliance with applicable statu-  
23 tes, ordinances and regulations.

24 E. Mobile Home or Recreational Vehicle Park - Information  
25 Additional to Site Plans. The following additional information  
26 must be submitted with the site plan:

27 1. Proof of sewer availability or submission of site  
28 percolation data approved by the Health Department;

29 2. Proof of availability of adequate water supply;

30 3. Proof of availability of electrical service;

31 4. Four copies of drainage drawings to satisfy the  
32 requirements of Chapter 20.50;

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1           5. Bonds, or other acceptable security, may be required  
2 by the manager for drainage controls, street and parking lot  
3 improvements, and landscaping, to be posted at the time of site  
4 plan approval.

5           F. Mobile Home or Recreational Vehicle Park - Approval of  
6 Operation Required. It is unlawful for any person to operate  
7 any mobile home park or recreational vehicle park in King  
8 County without the approval of the director of the Department  
9 of Public Health. The director shall approve plans for all new  
10 construction and for alterations to existing parks pursuant to  
11 applicable rules and regulations of the Department. The direc-  
12 tor is authorized and directed to make such inspections as are  
13 necessary to determine satisfactory compliance with these rules  
14 and regulations, and shall have free access to such premises at  
15 reasonable times for the purpose of inspection.

16           G. Mobile Home or Recreational Vehicle Park - Permit  
17 Issuance. Site preparation, installation of utilities, street  
18 construction, landscaping and other site development shall be  
19 performed only in accordance with the plans approved in con-  
20 junction with the issuance of a permit for a mobile home park  
21 or recreational vehicle park, and shall not commence prior to  
22 permit issuance. Except for a caretaker's use, no mobile  
23 homes or recreational vehicles shall be allowed in the park  
24 until all construction has been completed and inspected and  
25 approved by the Building and Land Development Division; or upon  
26 authorization by the manager, a specified number of units may  
27 be permitted when it is demonstrated to the manager's satisfac-  
28 tion that all required improvements that are not completed are  
29 bonded and will be completed within a reasonable amount of  
30 time, not to exceed six months.

31           H. Factory-Built Commercial Structures and Commercial  
32 Coaches - Installation Permit Required. The installation and  
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use of a factory-built commercial structure or commercial coach shall require the approval of a building permit by the Building and Land Development Division, in accordance with the procedures set forth by the manager for a commercial building permit. Occupancy of the structure shall not be permitted before inspection and final approval.

~~((1. Fees. The following fees are required, in addition to fees for other required permits or approvals:~~

- ~~1. Mobile home permit.....\$-50.00~~
- ~~2.a. Temporary mobile home permit.....\$-50.00~~
- ~~b. Renewal of same.....\$-30.00~~
- ~~3.a. Temporary mobile home permit for hardship...\$-75.00~~
- ~~b. Renewal of same.....\$-30.00~~
- ~~4. Noninsignia mobile home inspection.....\$-45.00~~
- ~~5. Mobile home park site plan review.....\$300.00~~
- ~~6. Recreational vehicle park site plan review...\$300.00~~

~~7. The fees for accessory structures and for factory-built commercial structures and commercial coaches shall be in accordance with the fee schedule set forth in the Uniform Building Code as adopted by King County.~~

~~8. An annual fee shall be charged by the Department of Public Health for inspection of mobile home parks and recreational vehicle parks, based on the following schedule:~~

Spaces	Fee
Two to ten mobile homes or recreational vehicle spaces, inclusively.....	\$50.00 per year.
For each additional space over ten.....	\$-2.50 per year.

~~9. Fees established for development inspections by the Department of Public Works and Transportation of Commercial Building Permits pursuant to Section 16.04.070 of this ordinance shall be paid by applicants for Mobile Home or Recreational Vehicle Park Permits to compensate the County for~~

1 ~~costs relating to inspection of roads, sidewalks, curbing,~~  
2 ~~curbs and gutters, paving, parking areas, drainage, erosion and~~  
3 ~~sedimentation control associated with such permits. The proce-~~  
4 ~~dures established in Section 16.04.070 of this ordinance shall~~  
5 ~~apply to the payment of such fees.)~~

6 SECTION 11. Ordinance 5786, Section 4, Ordinance 2534,  
7 Section 1, and KCC 21.62.050 are each hereby amended to read as  
8 follows:

9 Filing fees. The following fees shall be paid upon the  
10 filing of any application:

11 A. Reclassifications to:

12 1. RS, SR, SE, SC, G, G-5, GR, AOU, A, FR, FP, RMHP,  
13 RD..... (~~(\$300 + \$25/acre...Max. \$750.)~~) \$765 + \$65/acre.....  
14 .....Max. \$1800.

15 2. RT, RM 2400, RM 1800.....(~~(\$550 + \$25/acre.....~~  
16 ~~Max. \$850.)~~) \$1400 + \$65/acre....Max. \$2210.

17 3. RM 900, BN, BC, BR-C, BR-N,....(~~(\$750 + \$30/acre...~~  
18 ~~Max. \$1,100))~~) \$1910 + \$78/acre....Max. \$2400.

19 4. CG, ML, MP, MH, QM....(~~(\$800 + \$30/acre.....~~  
20 ~~Max. \$1,200))~~) \$2036 + \$78/acre....Max. \$3120.

21 B. Unclassified Use Permits.....(~~(\$1,000)~~) \$2,400.

22 C. Planned Unit Developments:

23 1. Residential...(~~(\$500 + \$50/acre...Max. \$1,250)~~)  
24 \$800 + \$80/acre....Max. \$2,000.

25 2. Final Planned Unit Development review.....\$100.

26 If the planned unit development includes a request for  
27 reclassification, no fee will be required for the reclassifica-  
28 tion.

29 D. Conditional Use Permits...(~~(\$450)~~) \$1,080.

30 E. Variances.....(~~(\$250)~~) \$500.

31 F. Site Plan review.....\$100.

32 G. Landscape Plan review.....\$100.

1 H. Sensitive Area review.....\$150.

2 I. Local Service Area Boundary Line Adjustments to the  
 3 King County Sewerage General Plan when requested in conjunction  
 4 with an application for a reclassification, unclassified use  
 5 permit or planned unit development.....\$150.

6 J. Mobile Homes:

7 The following fees are required, in addition to fees for  
 8 other required permits or approvals:

9 1. Mobile home permit.....\$80.

10 2. a. Temporary mobile home permit.....\$80.

11 b. Renewal of same.....\$48.

12 3. a. Temporary mobile home permit  
 13 for hardship.....\$120.

14 b. Renewal of same.....\$48.

15 4. Noninsignia mobile home inspection.....\$72.

16 5. Mobile home park site plan review.....\$480.

17 6. Recreational vehicle park site plan  
 18 review.....\$480.

19 7. The fees for accessory structures and for factory-  
 20 built commercial structures and commercial coaches shall be in  
 21 accordance with the fee schedule set forth in the uniform  
 22 building code as adopted by King County.

23 8. An annual fee shall be charged by the Department of  
 24 Public Health for inspection of mobile home parks and  
 25 recreational vehicle parks, based on the following schedule:

<u>Spaces</u>	<u>Fee</u>
<u>Two to ten mobile homes or recreational</u>	
<u>vehicle spaces, inclusively.....</u>	<u>\$50.00 per year.</u>
<u>For each additional space over ten.....</u>	<u>\$ 2.50 per year.</u>

30 9. Fees established for development inspections by the  
 31 Department of Public Works and Transportation of Commercial  
 32 Building Permits pursuant to KCC Title 16 shall be paid by  
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1 applicants for Mobile Home or Recreational Vehicle Park Permits  
 2 to compensate the County for costs relating to inspection of  
 3 roads, sidewalks, curbing, curbs and gutters, paving, parking  
 4 areas, drainage, erosion and sedimentation control associated  
 5 with such permits. The procedures established in KCC Title 16  
 6 shall apply to the payment of such fees.

7 ((F-)) K. Appeals - Zoning and Subdivision Examiner's  
 8 Recommendations((---\$25-)), Short plat and landscape  
 9 appeals...\$25.

10 SECTION 12. Ordinance 5785, Section 1 and KCC 25.36.010  
 11 are each hereby amended to read as follows:

12 Permits - Fee Schedule. A. Substantial development. The  
 13 fee to be paid upon filing an application for a substantial  
 14 development permit shall be based on the total cost of the pro-  
 15 posed development, as follows:

Total Cost of Proposed Development	Fee
Up to \$100,000	\$((160)) <u>300</u>
\$100,001 to \$500,000	\$((400)) <u>750</u>
\$500,001 to \$1,000,000	\$((800)) <u>1,500</u>
More than \$1,000,000	\$((1,200)) <u>2,250</u>

21 A fee in the amount of one hundred dollars shall be paid  
 22 upon request for an extension of a permit; provided, no fee  
 23 shall be required for King County sponsored projects.

24 B. Shoreline variance.

25 The fee to be paid upon filing an application for a shore-  
 26 line variance shall be ((three-hundred-sixty-dollars)) six  
 27 hundred seventy-five dollars.

28 C. Shoreline redesignation.

29 The fee to be paid upon filing an application for a shore-  
 30 line redesignation shall be determined by the existing shore-  
 31 line designation from which the redesignation is proposed, as  
 32 follows:  
 33

Shoreline Redesignation From:	Fee
Natural	\$(( <del>800</del> )) <u>1,500</u> plus \$((+)) <u>1.50</u> per lineal foot of shoreline, maximum of \$(( <del>2,000</del> )) <u>3,750</u> .
Conservancy	\$(( <del>600</del> )) <u>1,125</u> plus \$((+)) <u>1.50</u> per lineal foot of shoreline maximum \$(( <del>1,200</del> )) <u>2,250</u> .
Urban or Rural	\$(( <del>400</del> )) <u>750</u> plus \$((+)) <u>1.50</u> per lineal foot of shoreline, maximum of \$(( <del>1,200</del> )) <u>2,250</u> .

INTRODUCED AND READ for the first time this 29th day  
of November 1982.

PASSED this 27th day of December 1982.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Lois North  
Chairman

ATTEST:

Gerald A. Patten  
Deputy Clerk of the Council

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ FORWARDED WITHOUT 1983.

COUNTY EXECUTIVE'S SIGNATURE.

DATED: 1/7/83

\_\_\_\_\_  
King County Executive





King County Executive  
Randy Revelle

January 6, 1983

CLERK OF THE COUNCIL

JAN 03 9:27

The Honorable Lois North  
Chairman, King County Council  
C O U R T H O U S E

RE: 1983 REVENUE ORDINANCES

Dear Madam Chairman:

I have reviewed the series of 1983 service fee and tax ordinances enacted by the King County Council in the course of the 1983 Annual Budget review process. This letter conveys my actions and concerns on four of the ordinances -- Ordinance 6264 pertaining to property tax appeals; Ordinance 6260 revising license fees for amusement devices; and Ordinance 6256 and 6257 setting development review and permit processing fees, respectively.

Ordinance 6264

Ordinance 6264 establishes a filing fee of \$10.00 for each property tax appeal filed, excepting those filed on an individual's principal place of residence. I have been advised by the King County Prosecuting Attorney that the functions of the County Board of Equalization are prescribed by State Statute (RCW 84.48.010 - 84.48.046) and that State law does not provide authority, either expressly or implied, for King County to impose a fee for filing of property tax appeals.

In the absence of such authority, it is the opinion of the Prosecuting Attorney that the fee imposed by Ordinance 6264 is beyond the current authority of King County and is not legally enforceable. Accordingly, I have vetoed Ordinance 6264.

Ordinance 6260

Ordinance 6260 revises license fees for amusement devices and produces revenue in excess of the cost of administration and enforcement of regulatory

The Honorable Lois North  
January 6, 1983  
Page Two

activities pertaining to amusement devices. In light of the substantial County Council support for the revised fee ordinance, I have allowed Ordinance 6260 to become law without my signature.

While the simplification of the fee structure as represented in Ordinance 6260 may have merit, I have consistently articulated the position that fees to support King County's regulatory functions should be set to recover the reasonable costs of administration and enforcement -- no more. I have been advised by the Director of Executive Administration that current revenue from licensing of amusement devices may exceed regulatory costs and that the fee revisions represented by Ordinance 6260 will clearly generate fees revenues in excess of our costs.

I intend to review selected business and professional license fees in the course of the 1984 Executive budget process to assess the consistency of individual fee levels with the policies of self-support for the costs of regulatory activities and equitability. I will submit proposed revisions to our fee ordinances with the 1984 budget in accordance with the findings of that review.

#### Ordinances 6256 and 6257

Ordinance 6256 establishes fees for Surface Water Management Division (SWM) development review activities and Ordinance 6257 revises fees for permit processing services performed by Building and Land Development Division (BALD).

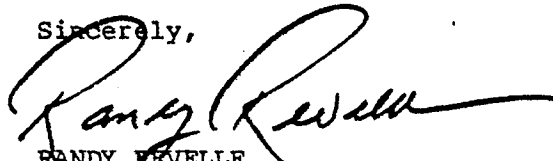
Ordinance 6256 establishes SWM fees at the 100 percent fee support level currently in place and recommended in the 1983 Executive Proposed Budget. Accordingly, I have signed this Ordinance; however, I understand that the King County Council is preparing an amendment to this Ordinance consistent with your intent to set the overall fee support at 85 percent of costs.

As I stated in my December 30, 1982 letter to the King County Council, I do not support the reduction in the proposed fee support level for permit processing services provided by BALD. In my judgement, the revenue measures enacted by the County Council in support of the 1983 Annual Budget do not represent a balanced distribution among beneficiaries of King County services of the costs of those services. Accordingly, while I have let the BALD fee Ordinance become law without my signature, I do not presently intend to propose the additional Current Expense appropriation that would increase the general tax subsidy to support the adopted budget level.

The Honorable Lois North  
January 6, 1983  
Page Three

If you have any questions or concerns about my actions on Ordinances 6264,  
6260, 6256 or 6257 please contact me or Shelly Yapp, Budget Director.

Sincerely,



RANDY REVELLE  
King County Executive

RR/SY:em

cc: King County Councilmembers  
Norm Maleng, King County Prosecutor  
Harley Hoppe, King County Assessor  
Jerry Peterson, Acting King County Council Administrator  
ATTN: Cal Hoggard, Council Staff  
Harry Thomas, Deputy King County Executive  
Executive Department and Office Directors  
Executive Office Staff