

June 26, 1992  
radon10.ord

Introduced by: Sullivan

Proposed No.: 92-512

ORDINANCE NO. **10465**

1 AN ORDINANCE relating to building permits; amending  
2 the authorization for building permit fees to include  
3 a radon monitoring device and testing fee; and  
4 amending the building permit general fees; amending  
5 Ordinance 8330, Sections 4 and 21, as amended; and  
6 K.C.C. 27.08.010; 27.08.090; and declaring an  
7 emergency.  
8  
9

10  
11 STATEMENT OF FACTS:  
12

13 1. Chapter 132, Laws of the State of Washington, 1992,  
14 requires that beginning July 1, 1992, at the time of final  
15 inspection of a new single-family residence or each ground  
16 floor unit in a multifamily residential building, the  
17 building inspector shall deliver to each residence and  
18 each ground floor unit a radon measurement device, with  
19 postage to the testing facility and the cost of testing  
20 and notification to the homeowner to be included with the  
21 device.  
22

23 2. The state has determined that the enactment of  
24 Chapter 132, Laws of the State of Washington, 1992, is  
25 necessary for the immediate preservation of the public  
26 peace, health or safety, or support of the state  
27 government and its existing public institutions.  
28

29 3. In order to enable building and land development to  
30 comply with this state law, it is necessary to amend the  
31 authorization for building permit fees and the building  
32 permit general fees to collect from building permit  
33 applicants the procurement and administrative costs of  
34 providing radon measurement devices and testing.  
35

36 4. This ordinance is necessary for the immediate  
37 preservation of public peace, health or safety or for the  
38 support of county government and its existing public  
39 institutions.  
40

41 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:  
42

43 SECTION 1. Ordinance 8330, Section 4, as amended, and  
44 K.C.C. 27.08.010 are hereby amended to read as follows:  
45

46 Building permit fees.

47 Fees shall be collected to compensate the division for the  
48 investigation, permit administration, plan review and  
49 inspection of building permit applications pursuant to the  
50 provisions of K.C.C. Chapters 16.04, 16.70, 16.74, 16.78,  
51 20.58, and K.C.C. Title 21. Building permit fees shall be  
52 composed of five main elements: preapplication fees, base fees,  
53 plan review fees, inspection fees, and site development plan  
fees.

1           A. Preapplication Fees. Preapplication fees shall  
2           compensate the division for preliminary review and evaluation  
3           of large commercial and multifamily projects and for advising  
4           the permit applicant prior to the submittal of a formal  
5           application for a building permit. Preapplication fees shall  
6           be collected at the time preapplication review services are  
7           rendered.

8           B. Base Fees. Base fees shall compensate the division  
9           for preliminary application screening and the  
10          establishment/administration of the permit application file.  
11          Base fees shall be distinguished by group occupancy to reflect  
12          file administration complexity. Base fees shall be collected  
13          at the time of permit application or, in the case of plan  
14          revisions submitted prior to permit issuance, at the time of  
15          each revision submittal.

16          C. Plan Review Fees. Plan review fees shall compensate  
17          the division for the plan review necessary to determine  
18          compliance with the adopted uniform codes and other county  
19          regulations. Plan review fees shall be based on either the  
20          gross area of the proposed structure or, when determined  
21          applicable by the manager, on the value of the structure,  
22          together with any "per item" or "per-occurrence" fees for  
23          mechanical or fire protection plan review. Prior to issuance  
24          of the permit, the permit applicant shall pay any residual  
25          charges assessed for special reviews.

26          D. Inspection Fees. Inspection fees shall compensate the  
27          division for inspections necessary to determine compliance with  
28          the adopted uniform codes, other county regulations, and the  
29          approved plan. Inspection fees shall be based on the same  
30          method and components used to calculate plan review fees, but  
31          shall be charged at the rate in effect at the time of permit  
32          issuance.

33          E. Site Development Plan Fees. Site development plan  
34          fees shall compensate the division for field investigation,  
35          plan review and post-approval inspection of the non-structure

1 portions of the building permit application, including review  
2 related to traffic, circulation, parking, drainage, landscaping  
3 and site plans. Site development plan fees for preliminary  
4 field investigation and plan review shall be collected at the  
5 time of permit application. Fees to cover post-approval  
6 inspections shall be collected at the time of the permit  
7 issuance and, if applicable, at twelve month intervals  
8 thereafter. Fees to cover post-approval inspections assessed  
9 at annual intervals shall be assessed at the fee rate in effect  
10 at the time. Site development plan fees shall not be assessed  
11 against applications for group R-3 or M occupancies, where site  
12 related review is covered by the base, plan review and  
13 inspection fees. There shall be no inspection of a site  
14 without a valid building permit.

15 F. General Building Permit Fee Provisions.

16 1. Work without a Permit. Whenever any work for which  
17 a building permit is required by K.C.C. 16.86 has been  
18 commenced without first obtaining said permit, or has proceeded  
19 without obtaining necessary inspections; an investigation fee,  
20 in addition to the building permit fee, shall be collected  
21 whether or not a permit is then or subsequently issued. The  
22 investigation fee shall be equal to the amount of the building  
23 permit required by this section.

24 2. Revisions. Revisions submitted either prior or  
25 subsequent to permit issuance shall be charged an additional  
26 base fee to cover file updating plus any special plan review  
27 hourly fees deemed necessary to determine compliance with  
28 regulations and standards.

29 3. Renewals. Expiring building permits may be renewed  
30 as set forth in K.C.C. 16.04.040 upon payment of a permit  
31 renewal fee at the rate in effect at the time of renewal.  
32 Renewal fees may be distinguished by both the group occupancy  
33 involved and the amount of review and inspection yet to be  
34 completed on the permit.

1           4. Refunds. No refund shall be made for any service  
2 already rendered. If construction has not commenced, a refund  
3 equal to the unexpended portion of site development plan and  
4 structure review fees shall be made provided the base fees are  
5 withheld to compensate for basic permit processing and  
6 handling. When requested due to a clerical error on the part  
7 of King County, a full refund may be made.

8           5. Residential Permit Discounts. Residential permit fee  
9 discounts will be allowed for all group R-3 and M occupancies  
10 involving basic or repetitive residential plans, factory built  
11 housing, relocated residences with minimum repairs, and  
12 relocated residences with extensive repairs.

13           6. General Research. An hourly general research fee  
14 shall be charged for all special research performed outside the  
15 context of pending application review. Such fees will be paid  
16 by the party requesting the special research or investigation.

17           7. Fees for a typical inspection services, including  
18 but not limited to fire/flood damage, minimum housing, code  
19 compliance, billboard alteration or relocation site inspection,  
20 relocation of structures, demolition, reinspection and  
21 supplemental inspections shall be collected in addition to any  
22 typical structural or site development inspection fees and  
23 shall be paid at the time of occurrence. Separate permit  
24 review fees for mobile homes, condominium conversions and  
25 change of use or occupancy shall be added to the base fees set  
26 forth in this section and shall be collected at the time of  
27 application submittal.

28           8. Special Review Fees. In addition to the building  
29 permit fees set forth in this section, fees contained in  
30 section 27.08 through 27.36 of this title may be applicable to  
31 individual building permit applications. Such fees include,  
32 but are not limited to, shoreline management, SEPA, right-of-  
33 way use, grading, or sensitive areas review fees.

34           9. Late Penalty. All invoiced fees shall be due and  
35 payable on or before the fifteenth day after receipt of an

1 invoice. A late penalty payment equal to one and one-half  
 2 percent of the delinquent unpaid balance, compounded monthly,  
 3 shall be assessed on the delinquent unpaid balance.

4 10. The manager shall have the discretion to waive all  
 5 or a portion of the building permit fees required pursuant to  
 6 this chapter, provided, the waiver is warranted in the  
 7 manager's judgment or the building permit fees are assessed to  
 8 replace, repair, abate or demolish a structure due to property  
 9 damage caused by a natural disaster.

10 11. An additional "per device" fee shall be charged for  
 11 radon measurement devices and testing. Fees to cover the  
 12 provision of radon measurement devices and testing shall be  
 13 collected at the time of permit issuance and shall be charged  
 14 at the rate in effect at the time of permit application,  
 15 provided that for permits issued prior to July 1, 1992, the  
 16 fees shall be collected at the time of final inspection and  
 17 shall be charged at the rate set forth in this ordinance, and  
 18 provided further that for permit applications received prior to  
 19 July 1, 1992, for which no permit is issued prior to July 1,  
 20 1992, the fees shall be collected at the time of permit  
 21 issuance and shall be charged at the rate set forth in this  
 22 ordinance.

23 SECTION 2. Ordinance 8330, Section 21, as amended, and  
 24 K.C.C. 27.08.090 are hereby amended to read as follows:

25 Building permit general fees.

- |    |                                           |       |
|----|-------------------------------------------|-------|
| 26 | A. Change in Use or Occupancy fee:        | \$384 |
| 27 | B. Mobile homes -                         |       |
| 28 | 1. Mobile home permit:                    | \$165 |
| 29 | 2. Temporary mobile home permit:          | 200   |
| 30 | 3. Temporary mobile home for hardship:    | 200   |
| 31 | 4. Noninsignia mobile home inspection:    | 200   |
| 32 | C. Special Review of Oversized Buildings: | \$105 |
| 33 | D. Condominium Conversion Review Fee -    |       |
| 34 | 1. Project fee -                          |       |
| 35 | 1 to 30 units:                            | \$470 |

1	31 to 99 units:	1,175
2	100 or more units:	2,350
3	2. Per unit fee:	234
4	E. Special Plan Review - per hour rate:	\$90
5	F. Pre-inspection fees -	
6	1. Fire or flood damage:	\$237
7	2. Minimum housing or other code compliance:	237
8	3. Relocation of structures:	237
9	G. Demolition Inspection Fee:	\$237
10	H. Billboard alteration or relocation site review	
11		\$470
12	I. Supplemental Inspection Fee -	
13	Hourly rate including travel time:	\$90
14	Plus rate per mile:	0.50
15	J. Reinspection Fee -	
16	1. R-3 and M occupancy:	\$140
17	2. All other occupancies:	280
18	K. Certification of Permit Completion -	
19	1. Temporary occupancy certificate, per building or	
20	tenant space:	\$200
21	2. Final occupancy certification when more than one	
22	building per permit, each additional building:	200
23	3. Final occupancy certification for individual	
24	condominiums or other portions of buildings, per unit:	90
25	4. Letter of completion for shell construction permits	
26	when more than one building per permit, each additional	
27	building:	200
28	L. Allowable residential and commercial discounts -	
29	1. Registered plans and basic permits -	
30	a. Registered plans:	35.00%
31	b. Additional registered plans as variations to	
32	approved registered plans:	50.00%
33	c. Additional certified site copies, each:	\$45
34	d. Basic or repetitive residential permit	30.00%
35	2. Factory built housing:	50.00%

- 1                   3. Relocated residence with minimum repairs:       50.00%
- 2                   4. Relocated residence with extensive repairs:       33.00%
- 3                   5. Commercial coaches, portable schools, and
- 4                   relocated commercial buildings:                   50.00%

5                   M. Renewal Fee -

6                   1. Renewals for final inspection only -

7                   a. R-3 and M occupancy:                               \$180

8                   b. All other permits -

9                   Percent of original permit:                       20.00%

10                   Minimum:                                               180

11                   Maximum:                                              3,000

12                   2. All other renewals -

13                   a. R-3 and M occupancy:                               \$360

14                   b. Renewal of temporary mobile home:               100

15                   c. Renewal of temporary hardship mobile home:     90

16                   d. All other permits -

17                   Percent of original permit:                       40.00%

18                   Minimum:                                               360

19                   Maximum:                                              12,000

20                   3. All permit renewal fees shall be at the fee rate in  
21 effect at the time of renewal.

22                   N. General research or code compliance review -

23                   hourly rate:                                               \$90

24                   O. Section 308 Fee -

25                   Base:                                                     \$231

26                   Hourly Review:                                         90

27                   P. Priority Review by the Special Projects Review Unit -

28                   a percentage increase in the usual fee for any requested  
29 service provided for in this title:               37.00%

30                   Q. Radon measurement device and testing fee (per  
31 device):                                               \$24

1            SECTION 3.            The county council finds as a fact and  
2 declares that an emergency exists and that this ordinance is  
3 necessary for the immediate preservation of public peace,  
4 health or safety or for the support of county government and  
5 its existing public institutions.

6            INTRODUCED AND READ for the first time this 29<sup>th</sup> day of  
7 June, 1992.

8            PASSED this 13<sup>th</sup> day of July, 1992.

10            KING COUNTY COUNCIL  
11            KING COUNTY, WASHINGTON

12  
13            Arday Hughes  
14            Chair

17            ATTEST:

18  
19  
20            Gerald G. Peterson  
21            Clerk of the Council

22            APPROVED this 23<sup>rd</sup> day of July, 1992.

23  
24            Dein Hill  
25            King County Executive