

March 27, 1996

Introduced By: Pete von Reichbauer

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Proposed No.: 96-157

ORDINANCE NO. **12222**

AN ORDINANCE related to construction inspection fees;
amending Ordinance 8330, Section 6 as amended and K.C.C.
27.28.010.

FINDINGS OF FACT:

1. The county is charged with the prescription of an equitable fee structure and collection system which exists to allow the department of development and environmental services the resources necessary to adequately review permit applications related to the development of land.

2. King County has a strong interest in reducing regulatory compliance burdens on the private sector related the development of land. The timely processing of permits related to that process helps to meet this goal.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance No. 8330, Section 6, as amended and K.C.C. 27.28.010 are each hereby amended as follows:

Subdivision Product Permits. Fees shall be collected to compensate the department for reviewing subdivision, short subdivision, planned unit development, boundary line adjustments, and binding site plan applications (including commercial binding site plans) pursuant with the provisions of K.C.C. Title 19 and K.C.C. Chapter 21.56. Such permit review fees shall be divided into six basic processing phases: preapplication review, preliminary application review, engineering plan review, construction inspection, final approval, and post-approval site maintenance.

A. Preapplication Fees. Preapplication fees shall compensate the department for preliminary review and evaluation of subdivisions or planned unit development projects and for advising the permit applicant prior to the submittal of a formal application for a permit. Preapplication fees shall be collected at the time preapplication review services are rendered.

B. Preliminary Application Review Fees. Preliminary application review fees shall compensate the division for application intake screening, field investigation, development of

1 staff reports or conditions of approval, technical meeting and public hearing staffing, and
2 administrative support for file set up/maintenance and public hearing notification.

3 Preliminary application review fees generally cover review through preliminary decision and
4 shall be collected at the time of application submittal. Supplemental fees include separate
5 fees to compensate for re-evaluation of applications remanded prior to preliminary decision
6 or for additional review required for environmentally sensitive areas or special drainage
7 features. Additional fees shall also be charged for the review of revisions submitted after
8 preliminary approval and not necessitating additional hearings, local service area boundary
9 line adjustments, subdivision alterations and subdivision vacations.

10 Supplemental application review fees shall be paid upon notification and before further
11 application processing. Failure to pay supplemental review fees by the payment deadline set
12 forth in the supplemental fee notification will cause the application to be deemed cancelled.
13 Revision, local service area boundary line adjustment, and subdivision alteration fees shall be
14 paid at the time of submittal.

15 C. Engineering Plan Review. Engineering plan review includes engineering plan
16 screening and intake; review of engineering plans for consistency with adopted design
17 standards, guidelines, and conditions of preliminary approval; establishment of construction
18 bond amounts; and administrative support for file updating and maintenance. Initial
19 engineering plan review fees cover plan screening/intake and the first detailed engineering
20 review of plans. Corrections and additions requiring additional engineering review shall be
21 charged a resubmittal fee composed of a base handling fee and an hourly review fee. Post
22 engineering approval revisions requiring plan resubmittal and additional engineering review
23 shall be charged a resubmittal fee. Initial engineering review fees shall be collected upon
24 plan submittal. The base handling portion of resubmittal fees shall be collected upon plan
25 resubmittal. Hourly resubmittal fees shall be collected at the completion of engineering
26 review and prior to engineering approval.

27 D. Construction Inspection Fees. Construction inspection fees shall compensate the
28 department for the inspection of facilities required for final construction approval. Initial
29 construction inspection fees shall cover inspections during the first twelve months from
30 engineering plan approval and are payable upon engineering approval. Initial fees shall be

1 based upon King County's estimate of construction cost. Annual construction inspection fees
2 shall be charged an hourly rate for the inspection of facilities required after the first twelve
3 months from engineering plan approval and until final construction approval. Annual
4 construction inspection fees shall be charged only where the delay in final construction
5 approval is not attributable to unwarranted delay by the department. Supplemental
6 inspection fees shall be charged for reinspection of facilities if the time period from
7 construction approval to final facility acceptance exceeds sixty days. Supplemental
8 inspection fees shall combine a base fee to cover file administration and hourly inspection
9 fees, and shall be collected prior to facility acceptance. Supplemental construction inspection
10 fees shall be charged only where the delay in final acceptance is not attributable to
11 unwarranted delay by the department.

12 E. Final Approval Fees. Final approval fees compensate the department for
13 engineering review of the final recording forms and for final application review to assure
14 compliance with all conditions of approval, including construction or bonding of required
15 improvements, dedications, and drainage or sensitive areas depictions. Separate review fees
16 shall be charged for any alterations to final approvals authorized by either K.C.C. Title 19 or
17 Chapter 21.56.

18 F. Post-Approval Site Maintenance Fees. Post-approval site maintenance fees
19 compensate the department for inspections necessary to assure that adequate post-approval
20 maintenance of facilities has occurred and that facilities to be accepted for future county
21 maintenance are free of defects. The maintenance/defect bond inspection fee shall consist of
22 a base fee to cover file administration and updating, and a variable fee based on the bond
23 amount to cover actual inspections.
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1 G. Additional Review Fees. In addition to the subdivision products review fees set
2 forth in this section, fees contained in chapters 27.08 through 27.36 of this title may also be
3 applicable to individual subdivision product applications. Such fees include, but are not
4 limited to, shorelines management, SEPA, right-of-way use, grading, or sensitive areas
5 review fees.

6 INTRODUCED AND READ for the first time this 12th day of
7 February, 1996

8 PASSED by a vote of 12 to 1 this 22nd day of April,
9 1996.

10 KING COUNTY COUNCIL
11 KING COUNTY, WASHINGTON

12 Gene Hague
13 Chair

14 ATTEST:

15 Gerald G. Peterson
16 Clerk of the Council

17 APPROVED this 3rd day of May, 1996

18 Ken Raymond
19 for King County Executive