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ORDINANCE NO. 2505

AN ORDINANCE revising permit fees by amending Chapter 2, Sections 6 and 7 of Ordinance 2096 which includes the Uniform Building Code, 1973 Edition; adding new subsections and amending Table 3-A and Table 3-B of Ordinance 2096 and K.C.C. 16.08.060 and 16.08.070.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 2096, Chapter II, Section 6 and K.C.C. 16.08.060 is hereby amended to read as follows:

SECTION 302(d) EXPIRATION. Every permit issued by the ~~((Director-of-Building))~~ Building Division Manager under the provisions of this Code shall expire by limitation and become null and void one year from date of issue. Before such work can be recommenced a new permit shall be first obtained so to do within fifteen days of the date that the permit becomes null and void, and the fee therefor shall be one-third the amount required for a new permit for such work, provided that the maximum fee for a permit for a Group I or J Occupancy shall be ~~(((\$20.00))~~ \$35.00 and for all other occupancies the maximum fee shall be ~~(((\$50.00))~~ \$75.00. ~~((The-minimum-fee-for-renewal-of-any-occupancy-shall-be \$50.00.))~~ One renewal of a permit shall be granted provided that there are no material changes in the original plans and specifications for such work. Successive renewals beyond the first will require that: (1) substantial work has been commenced; (2) there are no changes in the original plans and specifications for such work; (3) any changes since the issuance of the permit in Zoning Code, Building Code or other relevant ordinances shall be reflected by amending the plans, specifications and permit application to conform with the updated regulations.

1 EXCEPTION: Permits issued for major commercial projects
2 (Occupancy Groups A through H inclusive), on which substantial work
3 is continuously performed and the necessary periodic inspections
4 are made, shall be extended beyond the one year period without cost.

5 SECTION 2. Ordinance 2096, Chapter II, Section 7 and
6 K.C.C. 16.08.070 is hereby amended to read as follows:

7 SECTION 303. FEES. (a) BUILDING PERMIT FEES. A fee for
8 each building permit shall be paid to the (~~Director of Building~~)
9 Building Division Manager as set forth in Table No. 3-A or
10 Table No. 3-B.

11 The determination of value or valuation under any of the pro-
12 visions of this Code shall be made by the (~~Director of Building~~)
13 Building Division Manager. The valuation to be used in computing
14 the permit and plan review fees shall be the total value of all
15 construction work for which the permit is issued, as well as all
16 finish work, painting, roofing, electrical, plumbing, heating,
17 air conditioning, elevators, fire extinguishing systems and any
18 other permanent work or permanent equipment.

19 Where work for which a permit is required by this Code is
20 started or proceeded with prior to obtaining said permit, the fees
21 specified in Table No. 3-A or Table No. 3-B shall be doubled, but
22 the payment of such double fee shall not relieve any persons from
23 fully complying with the requirements of this Code in the execution
24 of the work nor from any other penalties prescribed herein.

25 "Gross Area" as used herein, shall mean the total area of all
26 floors, including basements, cellars, balconies, stages, and plat-
27 forms but not including unexcavated areas.

28 Where buildings include more than one type of construction
29 and/or are mixed occupancy, the cost of each type of construction,
30 and/or occupancy, shall be computed separately.

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1 (b) PLAN REVIEW FEES. When (~~the valuation of the proposed~~
2 ~~construction exceeds one thousand dollars (\$1,000) and a plan is~~)
3 plans are required to be submitted by subsection (c) of Section 301,
4 a plan review fee shall be paid to the (~~Director of Building~~)
5 Building Division Manager at the time of submitting plans and
6 specifications for review. Said plan review fee shall be equal to
7 one third of the building permit/plan review fee as set forth in
8 Table No. 3-A and Table 3-B.

9 EXCEPTION: Basic plans (as defined by the (~~Director of~~
10 ~~Building~~) Building Division Manager which are used for repetitive
11 building and on which a plan review fee has been paid shall only be
12 charged seventy percent (70%) of the building permit/plan review
13 fee as set forth in Table No. 3-B.

14 (c) EXPIRATION OF PLAN REVIEW. Applications for which no
15 permit is issued within one hundred eighty (180) days following
16 the date of application shall expire by limitation and plans sub-
17 mitted for reviewing may thereafter be returned to the applicant
18 or destroyed by the (~~Director of Building~~) Building Division
19 Manager. The (~~Director of Building~~) Building Division Manager
20 may extend the time for action by the applicant for a period not
21 exceeding one hundred eighty (180) days upon written request by
22 the applicant showing that circumstances beyond the control of the
23 applicant have prevented action from being taken. In order to
24 renew action on an application after expiration, the applicant
25 shall resubmit plans and pay a new plan review fee.

26 (d) REINSPECTION FEE. The fee for each reinspection, as
27 enumerated in Section 304(f) of the Uniform Building Code, shall be
28 ten dollars (\$10.00).

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

6 NEW SPACES

<u>No. of Spaces</u>	<u>Each Space</u>	<u>+ Basic Fee</u>
0 - 15	- 0 -	\$15.00
15 - 50	50¢	+ \$15.00
51 - 75	40¢	+ \$20.00
76 - 150	30¢	+ \$28.00
Over 150	10¢	+ \$58.00

13 ALTERATIONS AND CHANGE OF USE OR INCREASE IN AREA: A fee of
 14 ten dollars (\$10.00) shall be charged if the minimum number of
 15 spaces existing equals or exceeds the minimum number required.

16 If existing parking spaces do not meet the minimum number required,
 17 a fee of fifteen dollars (\$15.00) shall be added to the fee required
 18 for the total number of new spaces.

19 ((e)) (f) CHANGE IN USE/OCCUPANCY. For the inspection of any
 20 change in use or occupancy not otherwise covered herein by a fee
 21 and which is regulated by any King County Ordinance, the fee of
 22 ~~((twenty-dollars-(\$20.00)))~~ twenty-five (\$25.00) will be charged.

23 ((f)) (g) PRELIMINARY PLAN REVIEW SERVICE. The permittee may
 24 request a preliminary plan review service to determine whether a
 25 planned structure qualifies for the issuance of a permit by this
 26 division. The preliminary plan review fee for time in excess of
 27 one hour shall be charged at the rate of ~~((sixteen-dollars(\$16.00)))~~
 28 twenty dollars (\$20.00) per hour. Said fee shall be paid at the
 29 time of consultation and may be credited to the total plan review
 30 fee provided the scope of work remains the same and the plan review
 31 is completed within six (6) months from the date of the preliminary
 32 plan review application.

1 ((g)) (h) SPECIAL SERVICE FEE. All special services extended
2 to the public which are not herein enumerated, and on which costs
3 are incurred, shall be compensated by a fee sufficient to cover
4 costs incurred as determined by the ((Director-of-Building))
5 Building Division Manager.

6 ((h)) (i) PERMIT REFUND FEES. Refund of permit fees may be
7 made upon request by the permittee and submission of his permit
8 copy but shall not include that portion of the fee upon which a
9 service or expense was incurred.

10 ((i)) (j) SPECIAL INSPECTION FEE. Any inspection requested
11 by permittee, which is not scheduled to be made during the normal
12 hours of work by a building inspector, shall be charged an addi-
13 tional fee of ((sixteen-dollars-(\$16.00))) twenty dollars (\$20.00)
14 per hour or fraction thereof for the first hour and quarterly
15 amounts for the time in excess of one hour including travel time.
16 Mileage is to be charged at the rate of ((ten-cents-(10¢))) fifteen
17 cents (15¢) per mile.

18 ((j)) (k) RELOCATED STRUCTURES. No person shall move within
19 or into the unincorporated areas of King County, or cause to be
20 moved, any building or structure without first obtaining in addi-
21 tion to the building permit, a relocation investigation and site
22 inspection permit from the ((Director-of-Building)) Building Division
23 Manager. The purpose of this relocation investigation and site
24 inspection permit is to determine prior to relocation the visual
25 deficiencies in the building and to physically inspect the site on
26 which the relocated structure is to be located. Any such building
27 or structure not meeting the requirements of this ordinance must be
28 repaired or remodeled in conformity with the provisions of said
29 ordinance. Before a structure is relocated to a proposed site,
30 a building permit shall be obtained.
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1 The (~~Director-of-Building~~) Building Division Manager shall
2 not approve for moving nor issue a building permit for any building
3 or structure where any one of the hereinafter stated conditions or
4 any combination thereof exist to an extent as to constitute a public
5 nuisance or endanger the public health, safety, or general welfare,
6 and in the opinion of the (~~Director-of-Building~~) Building Division
7 Manager it is physically impractical to restore such building or
8 structure to make it comply with this ordinance; that such condi-
9 tions are as follows:

- 10 i. It is so constructed, deteriorated, or in
11 disrepair as to be dangerous.
- 12 ii. It is so dilapidated, defective, or in such
13 a condition of deterioration or disrepair that
14 its relocation to the proposed site would cause
15 appreciable harm to or be materially detrimental
16 to the property or improvements within a radius
17 of three hundred feet (300') of the external bound-
18 ary of the proposed site.
- 19 iii. It is infested with termites.
- 20 iv. It is intended to be used as a dwelling or
21 for human habitation and is unfit for such use.
- 22 v. It is of a type prohibited at the proposed
23 location by this or any other law or ordinance.

24 The fee for relocation investigation and site inspection
25 services shall be (~~thirty-dollars-(\$30.00)~~) thirty-five dollars
26 (\$35.00). Where an investigation is conducted outside the physical
27 limits of King County, an additional charge shall be made for mile-
28 age travel at (~~ten-cents-(10¢)~~) fifteen cents (15¢) per mile and
29 inspector's time at the rate of (~~eight-dollars-(\$8.00)~~) fifteen
30 dollars (\$15.00) per hour during the period the inspector is outside
31 the boundaries of King County. The building permit fee for all
32 structures which are moved shall be determined by the Building
Official.

1 As a condition to securing the building permit, the owners of
2 the building or structure shall deposit with the ((~~Director of~~
3 ~~Building~~)) Building Division Manager, or in an approved irrevocable
4 escrow, cash or its equivalent in an amount equal to twenty-five
5 percent (25%) of the estimated cost of remodeling as determined
6 by the ((~~Director of Building~~)) Building Division Manager.

7 Upon request, a portion of the deposit may be refunded during the
8 progress of the work so long as the same ratio of security is
9 maintained on deposit for all uncompleted work. In the event the
10 work covered by the building permit is not completed within twelve
11 (12) months following the date of its issuance, the ((~~Director of~~
12 ~~Building~~)) Building Division Manager may apply said deposit or
13 its equivalent toward either completion of the structure or its
14 demolition in the event the structure cannot be completed as re-
15 quired by this division.

16 Relocation investigation and site inspection fees do not apply
17 to structures having acceptable current inspection such as factory
18 built units.

19 APPEAL. Any person who has been denied the building permit
20 for a relocatable structure by the ((~~Director of Building~~))
21 Building Division Manager may appeal such decision to the Building
22 Code Advisory and Appeals Board within seven (7) days of the
23 receipt of the denial notice. The appeal shall contain a statement
24 of the reasons therefor. Their decision shall be final.

1 SECTION 3. Ordinance 2096, Chapter II, Section 7, Table 3-A
2 and K.C.C. 16.08.070 is hereby amended to read as follows:

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TABLE NO. 3-A

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

TOTAL VALUATION	FEE
\$1.00 to \$1,000.00	((<u>\$15.00</u>)) <u>\$20.00</u> (minimum fee) ((<u>\$15.00</u>)) <u>\$20.00</u> for the first \$1,000.00 plus ((<u>\$2.00</u>)) <u>\$2.25</u> for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	((<u>\$35.00</u>)) <u>\$37.50</u> for the first \$2,000.00 plus ((<u>\$5.00</u>)) <u>\$5.50</u> for each additional thousand or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	((<u>\$150.00</u>)) <u>\$165.00</u> for the first \$25,000.00 plus ((<u>\$4.00</u>)) <u>\$4.40</u> for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	((<u>\$250.00</u>)) <u>\$275.00</u> for the first \$50,000.00 plus ((<u>\$3.00</u>)) <u>\$3.30</u> for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,001.00 and up	((<u>\$400.00</u>)) <u>\$440.00</u> for the first \$100,000.00 plus ((<u>\$2.00</u>)) <u>\$2.20</u> for each additional thousand or fraction thereof.

I, Section 7, Table 3-B and K.C.C. 16.08.070 is hereby amended to

TABLE NO. 3-B

BUILDING PERMIT FEES
 PER FOOT OR FRACTION THEREOF OF GROSS AREA
 (including plan review fee)

10,000 SQ. FT. OR LESS	NEXT 40,000 SQ.FT.	OVER 50,000 SQ.FT.
((\$11.00)) <u>\$12.10</u> ((9.75)) <u>10.65</u>	((\$8.25)) <u>\$9.05</u> ((7.75)) <u>8.45</u>	((\$5.50)) <u>\$6.05</u> ((5.00)) <u>5.50</u>
((8.75)) <u>9.60</u> ((8.00)) <u>8.80</u>	((6.50)) <u>7.15</u> ((6.00)) <u>6.60</u>	((4.50)) <u>5.00</u> ((4.00)) <u>4.40</u>
((7.25)) <u>7.95</u> ((6.50)) <u>7.15</u>	((5.50)) <u>6.05</u> ((5.00)) <u>5.50</u>	((3.75)) <u>4.10</u> ((3.25)) <u>3.55</u>
2001 - <u>2500 SQ.FT.</u>	2501 - <u>3000 SQ.FT.</u>	3000 SQ.FT. <u>& OVER</u>
GROUP I OCCUPANCY (1 level)		
((6.75)) <u>\$7.40</u>	((6.50)) <u>\$7.15</u>	((6.25)) <u>\$6.85</u>
GROUP I OCCUPANCY (multi level)		
((\$5.00)) <u>\$5.50</u>	((\$5.00)) <u>\$5.50</u>	((\$5.00)) <u>\$5.50</u>
OCCUPANCY (garage, carports, decks, etc.)		
<u>\$4.40</u>	<u>\$4.40</u>	<u>\$4.40</u>

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FOOTNOTES TO TABLE 3-B:

* ALLOWABLE RESIDENTIAL DISCOUNTS.

1. A thirty percent (30%) discount will be allowed on all basic or repetitive residential plans (Group I and J Occupancy).
2. A fifty percent (50%) discount will be allowed on factory built housing, mobile homes and relocated residences with minimal repairs (Group I and J Occupancy).
3. A thirty-three and one-third percent (33 1/3%) discount will be allowed on relocated residences with extensive repairs (Group I and J Occupancy).

EXCEPTIONS:

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- 1. Where Table 3-B is inapplicable, as in the case of alterations, repairs, agricultural buildings, barns, chicken houses, green houses, lath houses, reservoirs, signs, sub-stations, towers, (~~(+water-pans)~~) water tanks, fences in excess of six feet, retaining walls in excess of four feet, tanks other than fuel storage tanks, and similar construction the Building Division shall charge fees based on valuation of construction as set forth in Table 3-A. The determination of the value of construction shall be made by the (~~(Director of Building)~~) Building Division Manager, or his authorized representative.
- 2. The minimum fee for any building permit shall be (~~(fifteen-dollars-(\$15.00))~~) twenty dollars (\$20.00).

INTRODUCED AND READ for the first time this 18th day of August, 19 75.

PASSED this 29th day of September, 19 75.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Bill Reams
Chairman

ATTEST:

Donna M. Stevens
Clerk of the Council

APPROVED this 30 day of October, 19 75.

[Signature]
King County Executive