

ORDINANCE NO. 6713

AN ORDINANCE relating to fees for permits, approvals and inspections issued or performed by the Building and Land Development Division; revising fees for building permits, mechanical permits, subdivisions, short subdivisions, reclassifications, conditional use permits, variances, unclassified use permits, and PUD's; establishing fees by ordinance previously set administratively for right-of way use permits and condominium conversion permits; repealing and substituting new language for Ordinance 4895, Section 8 and KCC 14.28.040; Ordinance 6257, Sections 3, 4, 7, 8, 9, 11 and 12, Ordinance 5785, Section 1, Ordinance 3113, Section 5, Ordinance 2534, Section 1, Resolution 11048, Section IV(D), and KCC 16.86.010, 16.86.020, 19.26.040, 19.28.060, 19.32.050, 20.58.180, 21.09.040; and adding new sections.

BE IT ORDAINED BY THE KING COUNTY COUNCIL:

NEW SECTION. SECTION 1. Ordinance 4895, Section 8 and KCC 14.28.040

are each hereby repealed and the following is substituted:

Fees. A fee of ninety-five dollars shall be paid to the building and land development division upon application for a right-of-way use permit.

SECTION 2. Ordinance 6257, Section 3 and KCC 16.86.010 are each

hereby amended to read as follows:

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 \$1,000.00	( <del>(\$40.00)</del> ) <u>\$34.00</u> (minimum fee)
\$1,001.00 to \$2,000.00	( <del>(\$40.00)</del> ) <u>\$34.00</u> for the first \$1,000.00 plus ( <del>(\$2.18)</del> ) <u>\$1.85</u> for each additional \$100.00 or fraction thereof to and including \$2,000.00.
\$2,001.00 to \$25,000.00	( <del>(\$61.75)</del> ) <u>\$52.49</u> for the first \$2,000.00 plus ( <del>(\$6.53)</del> ) <u>\$5.55</u> for each additional thousand or fraction thereof to and including \$25,000.00.

1	\$25,001.00 to \$50,000.00	( <del>(\$211.83)</del> ) <u>180.06</u> for the first
2		\$25,000.00 plus ( <del>(\$5.44)</del> ) <u>\$4.62</u>
3		for each additional thousand or
4		fraction thereof to and including
5		\$50,000.00.
6	\$50,001.00 to \$100,000.00	( <del>(\$347.76)</del> ) <u>\$295.60</u> for the first
7		\$50,000.00 plus ( <del>(\$3.26)</del> ) <u>\$2.77</u>
8		for each additional thousand or
9		fraction thereof to and including
10		\$100,000.00.
11	\$100,001.00 and up	( <del>(\$510.89)</del> ) <u>\$434.36</u> for the first
12		\$100,000.00 plus ( <del>(\$2.17)</del> ) <u>\$1.84</u> for
13		each additional thousand or fraction
14		thereof.

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

18		Group	10,000	Next	Over
19	Construction	Occu- pancy	Square Feet or Less	40,000 Square Feet	50,000 Square Feet
20	I F.R. & II F.R.	A, I, R-1 E, H, B	( <del>(35.42)</del> ) <u>26.57</u>	( <del>(28.34)</del> ) <u>21.26</u>	( <del>(19.84)</del> ) <u>14.88</u>
21			( <del>(31.20)</del> ) <u>23.40</u>	( <del>(24.96)</del> ) <u>18.72</u>	( <del>(17.47)</del> ) <u>13.10</u>
22	II 1 HR, N; III 1 HR, N; & IV H.T.	A, I, R-1 E, H, B	( <del>(36.33)</del> ) <u>27.24</u>	( <del>(29.07)</del> ) <u>21.80</u>	( <del>(20.35)</del> ) <u>15.26</u>
23			( <del>(25.67)</del> ) <u>19.25</u>	( <del>(19.61)</del> ) <u>14.71</u>	( <del>(13.72)</del> ) <u>10.29</u>
24	V	A, I, R-1 E, H, B	( <del>(23.14)</del> ) <u>17.36</u>	( <del>(15.27)</del> ) <u>11.45</u>	( <del>(11.66)</del> ) <u>8.75</u>
25			( <del>(20.80)</del> ) <u>15.60</u>	( <del>(13.87)</del> ) <u>10.40</u>	( <del>(9.71)</del> ) <u>7.28</u>
26	0 - 100 Sq. Ft.	1001 - 2000 Sq. Ft.	2001 - 2500 Sq. Ft.	2501 - 3000 Sq. Ft.	3000 Sq. Ft. & Over
27	( <del>(19.05)</del> ) <u>13.34</u>	( <del>(18.58)</del> ) <u>13.01</u>	( <del>(18.27)</del> ) <u>12.79</u>	( <del>(18.12)</del> ) <u>12.68</u>	( <del>(17.95)</del> ) <u>12.56</u>
28	ALL TYPES * GROUP R-3 OCCUPANCY				
29	(garage, carports, decks, etc.)				
30	( <del>(10.48)</del> ) <u>7.86</u>	( <del>(10.48)</del> ) <u>7.86</u>	( <del>(10.48)</del> ) <u>7.86</u>	( <del>(10.48)</del> ) <u>7.86</u>	( <del>(10.48)</del> ) <u>7.86</u>

1 \* ALLOWABLE RESIDENTIAL DISCOUNTS:

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

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

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

8 EXCEPTIONS:

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

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

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

15 D. SURFACE PARKING LOT FEES.

16 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	

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

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

25 b. Additional spaces.....See subsection

26 D.1. of this section.

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

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

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

30 H. SPECIAL INSPECTION FEE.

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

32 2. Twenty-five cents/mile.

I. CONSTRUCTION INSPECTION FEE FOR COMMERCIAL DEVELOPMENT.

Fees for commercial development inspection performed by department of public works shall be established by the director of public works to reasonably compensate the county for costs relating to construction inspection of roads, sidewalks, curbing, curbs and gutters, paving, parking areas, drainage, erosion and sedimentation control associated with commercial building permits to ensure that they are constructed to county standards and specifications and comply with KCC Titles 14, 16, 19, 20 and 21. These fees are in addition to any other county fees.

1. EFFECTIVE DATE. All commercial building permits that require department of public works inspection after April 3, 1982, shall be subject to said fee.

2. FEE. Prior to the issuance of a commercial building permit, the applicant shall pay initially an average fee estimated by the director of the department of public works. The applicant shall pay prior to final approval any additional amount if the actual inspection charges are greater than the initial amount previously paid. When the initial amount previously paid as an estimate is greater than the actual charges, the county shall refund to the applicant the difference.

The fee shall be collected in accordance with administrative procedures developed by the director of the department of public works.

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

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

L. RENEWAL FEE.

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

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

M. 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.

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

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

5 SECTION 3. Ordinance 6257, Section 4, Ordinance 6505, Section 1, and  
6 KCC 16.86.020 are each hereby amended to read as follows:

7 Mechanical permit fees.

8 A. MECHANICAL PERMIT FEE TABLE.

9 1.a. For the issuance of each permit except gas piping.. \$25.00

10 b. For the issuance of each gas piping permit..... \$18.00

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

14 a. up to and including 100,000 B.t.u.'s output or  
15 25 K.W.'s.....(~~(\$25.00)~~).. \$15.00

16 b. over 100,000 B.t.u.'s or 29 K.W.'s through  
17 200,000 B.t.u.'s output or 58 K.W.'s.....(~~(\$33.00)~~).. \$21.30

18 c. each additional 10,000 B.t.u.'s output or  
19 2.9 K.W.'s over 200,000 B.t.u.'s output or 58 K.W.'s  
20 through 500,000 B.t.u.'s output or 146 K.W.'s.....(~~(\$-2.50)~~).. \$2.10

21 d. each additional 10,000 B.t.u.'s output or  
22 2.9 K.W.'s over 500,000 B.t.u.'s or 146 K.W.'s.....(~~(\$-2.50)~~).. \$2.10

23 NOTE: The maximum fee for conversion burners and  
24 makeup air furnaces shall be.....(~~(\$50.00)~~).. \$42.50

25 3. Installation or relocation of each floor  
26 furnace including vent.....(~~(\$12.50)~~).. \$9.40

27 4. Installation or relocation of each gas, oil or  
28 electric suspended heater, recessed wall heater or floor  
29 mounted space heater, wall furnace, circulating heater or  
30 solid fuel burning appliance or fireplace.....(~~(\$15.00)~~).. \$13.00

31 5. Installation, relocation, or replacement  
32 of each appliance when installed and not included in an appliance  
33 permit.....(~~(\$16.50)~~).. \$14.00

1           6. Repair or, alteration of, or addition to each  
2 heating appliance, refrigeration unit, comfort cooling unit,  
3 absorption unit, or each comfort heating, cooling absorption,  
4 or evaporative cooling system..... (~~(\$20.00)~~).. \$17.00

5           7. Installation or relocation of each boiler or  
6 compressor:

7           a. to and including three horsepower, or each  
8 absorption system to and including 100,000 B.T.u.'s. (~~(\$25.00)~~).. \$18.80

9           b. over three horsepower to and including 15  
10 horsepower, or each absorption system over 100,000  
11 B.t.u.'s and including 500,000 B.t.u.'s..... (~~(\$36.00)~~).. \$27.00

12           c. over 15 horsepower to and including 30 horse-  
13 power, or each absorption system over 500,000 B.t.u.'s  
14 to and including 1,000,000 B.t.u.'s..... (~~(\$43.13)~~).. \$36.60

15           d. over 30 horsepower to and including 50  
16 horsepower, or for each absorption system over 1,000,000  
17 B.t.u.'s to and including 1,750,000 B.t.u.'s..... (~~(\$48.00)~~).. \$40.80

18           e. over 50 horsepower, or each absorption  
19 system over 1,750,000 B.t.u.'s..... (~~(\$70.00)~~).. \$59.50

20           NOTE: See footnotes 1 and 3 for the above listed  
21 installation.

22           8. Each air handling unit:

23           a. to and including 10,000 cubic feet per  
24 minute, including ducts attached thereto..... (~~(\$36.00)~~).. \$30.60

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

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

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

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

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

32 \*3. Permits for all commercial boiler and compressor installations shall be  
33 obtained from the State of Washington Department of Labor and Industries.

1           b. over 10,000 cubic feet per minute.... (~~(\$41.25)~~)   \$35.10  
2 plus \$1.00 per each additional 10,000 CFM.

3           9. Each evaporative cooler other than portable  
4 type.....(~~(\$12.38)~~).. \$10.50

5           10. Each ventilation fan connected to:

6           a. a single duct (see footnote 2)..... (~~(\$12.38)~~).. \$8.40

7           b. multiple inlets..... (~~(\$18.75)~~).. \$12.80

8           11. Each ventilation system which is not a  
9 portion of any heating or air conditioning system authorized  
10 by a permit (see footnote 2)..... (~~(\$22.50)~~).. \$17.30

11           12. Installation of each hood which is served  
12 by mechanical exhaust, including the ducts for such  
13 hood (see footnote 2)..... (~~(\$46.88)~~).. \$29.90

14           13. Installation of fuel storage tanks:

15           a. first tank..... (~~(\$18.44)~~).. \$15.60

16           b. each additional tank..... (~~(\$8.13)~~).. \$6.90

17           14. Installation or relocation of each  
18 commercial or industrial type incinerator..... (~~(\$41.00)~~).. \$34.90

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

20           a. One through four outlets..... \$12.50

21           b. Additional outlets (each)..... \$5.00

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

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

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

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

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

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

2 D. REFUNDS.

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

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

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

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

10 SECTION 4. Ordinance 6257, Section 7, Ordinance 3113, Section 5, and  
11 KCC 19.26.040 are each hereby amended to read as follows:

12 Application - Fees and expenses.

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

16 1. Short subdivision, as provided in Sections 19.26.050 through  
17 19.26.180, (~~one-hundred-sixty-four-dollars-and-fifty-cents.~~) one hundred  
18 eighty-one dollars.

19 2. Abbreviated short subdivision as set forth in Section 19.26.200  
20 one hundred ten dollars.

21 3. Revisions, as set forth in Section 19.26.210, (~~sixty~~)  
22 sixty-six dollars.

23 4. Nonbuilding short subdivision, as set forth in Section 19.26.220  
24 (~~eighty~~) eighty-eight dollars.

25 5. Short plats referred to the department of public works  
26 will be subject to the checking and inspection fees required by that  
27 department.

28 6. Short plat boundary line adjustments, (~~forty~~) forty-four dollars.

29 7. Final short plat review, (~~thirty~~) thirty-three dollars.

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

32 C. FEES FOR SIGNS ON PRIVATE ROADS. Reasonable fees may be charged by  
33 the department of public works for required signs. Such



1 signs may include but not be limited to, "Fire Lane," "Private Road,"  
2 "No Parking," and "Stop."

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

5 SECTION 5. Ordinance 6257, Section 8, Resolution 11048, Section IV(D),  
6 and KCC 19.28.060 are each hereby amended to read as follows:

7 Fees. The following fees shall be paid upon the filing of the following  
8 applications:

9 A. Preliminary plat, (~~two hundred forty-five~~) two hundred fifty-seven  
10 dollars plus (~~twenty-four~~) twenty-five dollars per lot with a maximum fee of  
11 (~~five thousand~~) five thousand five hundred dollars.

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

15 SECTION 6. Ordinance 6257, Section 9 and KCC 19.32.050 are each hereby  
16 amended to read as follows:

17 Fees. A fee of one hundred ten dollars shall be paid to the building  
18 and land development division prior to recording of a final plat.

19 SECTION 7. Ordinance 4189, Section 18 and KCC 20.58.180 are each hereby  
20 amended to read as follows:

21 Administration. The director is authorized to promulgate and adopt  
22 administrative rules and regulations under the procedures specified in Ordinance  
23 2165, KCC Chapter 2.98, for the purpose of implementing and enforcing the pro-  
24 visions of this chapter. Such rules and regulations may include, but shall not  
25 be limited to ((-))

26 (~~(A.---A-fee-schedule-design-to-reasonably-compensate-the-county-for~~  
27 ~~the-costs-incurred-by-inspections-required-under-this-chapter;))~~)

28 (~~(B.---A)~~) ,a procedure for checklists which can be signed by the  
29 developer, purchaser or tenants, as appropriate, to indicate that various re-  
30 quirements of this chapter have been met.

31 NEW SECTION. SECTION 8. There is hereby added a new section to KCC  
32 20.58 to read as follows:

1 Fees. The following fees shall be paid to the building and land develop-  
2 ment division upon application for a condominium conversion permit:

3 A. Site fee:

- 4 1. 1 to 30 units ..... \$100
- 5 2. 31 to 99 units..... \$250
- 6 3. 100 or more units..... \$500

7 B. Per unit fee calculated at fifty dollars per unit.

8 SECTION 9. Ordinance 6257, Section 11, Ordinance 2534, Section 1, and  
9 KCC 21.62.050 are each hereby amended to read as follows:

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

12 A. Reclassifications to:

13 1. RS, SR, SE, SC, G, G-5, GR, AOU, A, FR, FP, RMHP, RD....(~~(\$765~~  
14 ~~\$65/acre~~....~~Max. \$1,800~~) \$842 + \$72/acre.....Max. \$1,980.

15 2. RT, RM 2400, RM 1800.....(~~(\$1,400~~ + ~~\$65/acre~~....~~Max. \$2,210~~)  
16 \$1,540 + \$72/acre...Max. \$2,431.

17 3. RM 900, BN, BC, BR-C, BR-N,....(~~(\$1,920~~ + ~~\$78/acre~~.....  
18 ~~Max. \$2,400~~) \$2,100 + \$86/acre...Max. \$3,146.

19 4. CG, ML, MP, MH, QM....(~~(\$2,036~~ + ~~\$78/acre~~.....  
20 ~~Max. \$3,120~~) \$2,240 + \$86/acre...Max. \$3,432.

21 B. Unclassified use permits..... (~~(\$2,400~~)..... \$2,640.

22 C. Planned unit developments:

23 1. Residential... (~~(\$800~~ + ~~\$80/acre~~....~~Max. \$2,000~~)  
24 \$880 + \$88/acre...Max. \$2,200.

25 2. Final planned unit development review..... \$100.

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

28 D. Conditional use permits..... (~~(\$1,080~~)..... \$1,134.

29 E. Variances..... \$500.

30 F. Site plan review..... \$100.

31 G. Landscape plan review..... \$100.

32 H. Sensitive area review..... \$150.

33 I. Local service area boundary line adjustments to the King County

1 Sewerage General Plan when requested in conjunction with an application for  
 2 a reclassification, unclassified use permit or planned unit  
 3 development..... \$150.

4 J. Mobile Homes:

5 The following fees are required, in addition to fees for other  
 6 required permits or approvals:

- 7 1. Mobile home permit..... (~~(\$80.00)~~). \$60.00
- 8 2. a. Temporary mobile home permit ..... (~~(\$80.00)~~). \$60.00
- 9 b. Renewal of same..... \$48.00
- 10 3. a. Temporary mobile home permit
- 11 for hardship..... (~~(\$120.00)~~). \$100.00
- 12 b. Renewal of same..... \$48.00
- 13 4. Noninsignia mobile home inspection ..... \$72.00
- 14 5. Mobile home park site plan review..... \$480.00
- 15 6. Recreational vehicle park site plan review..... \$480.00
- 16 7. The fees for accessory structures and for factory-built commercial
- 17 structures and commercial coaches shall be in accordance with the fee
- 18 schedule set forth in the uniform building code as adopted by King County.
- 19 8. An annual fee shall be charged by the department of public health
- 20 for inspection of mobile home parks and recreational vehicle parks, based on
- 21 the following schedule:

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

26 9. Fees established for development inspections by the department  
 27 of public works of commercial building permits pursuant  
 28 to KCC Title 16 shall be paid by applicants for mobile home or recreational  
 29 vehicle park permits to compensate the county for costs relating to inspection  
 30 of roads, sidewalks, curbing, curbs and gutters, paving, parking areas, drain-  
 31 age, erosion and sedimentation control associated with such permits. The  
 32 procedures established in KCC Title 16 shall apply to the payment of such fees.

33

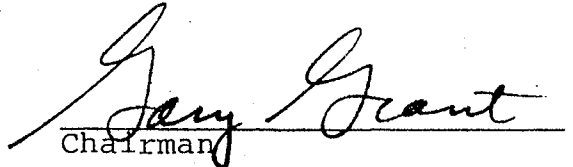
1 K. Appeals - zoning and subdivision examiner's  
2 recommendations short plan and landscape appeals...(((\$25)) \$30.00

3 L. Modification of a recorded building envelope pursuant  
4 to Section 21.48.270. . . . . \$125.00.

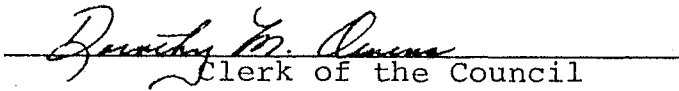
5 INTRODUCED AND READ for the first time this 3rd day of  
6 January , 19 84.

7 PASSED this 12th day of March , 19 84.

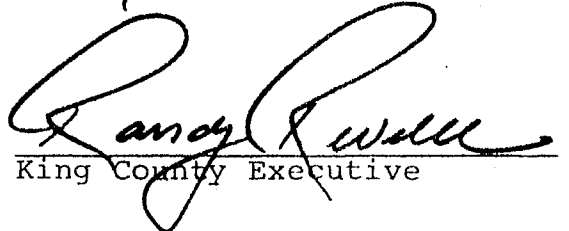
8 KING COUNTY COUNCIL  
9 KING COUNTY, WASHINGTON

10   
11 Chairman

12 ATTEST:

13   
14 Clerk of the Council

15 APPROVED this 22nd day of March , 19 84.

16   
17 King County Executive