

January 23, 1995
fees(ML)

Introduced By: Chris Vance
Kent Pullen

Proposed No.: 94-694

ORDINANCE NO. **11699**

AN ORDINANCE relating to establishing fees for a commercial basics program for the Department of Development and Environmental Services, and amending priority review charges, amending Ordinance 11141, Sections 1 and 10, K.C.C. 27.08.010, and 27.08.090.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 11141, Section 1, as amended, and K.C.C 27.08.010 are hereby amended to read as follows:

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

A. **Preapplication Fees.** Preapplication fees shall compensate the department for preliminary review and evaluation of large commercial and multifamily projects and for advising the permit applicant prior to the submittal of a formal application for a building permit. Preapplication fees shall be collected at the time preapplication review services are rendered.

B. **Base Fees.** Base fees shall compensate the department for preliminary application screening, and the establishment and administration of the permit application file. Base fees shall be distinguished by group occupancy to reflect file administration complexity. Base fees shall be collected at the time of permit application or, in the case of plan revisions submitted prior to permit issuance, at the time of each revision submittal.

C. **Plan Review Fees.** Plan review fees shall compensate the department for the plan review necessary to determine compliance with the adopted uniform codes and other county

1 regulations. Plan review fees shall be based on either the gross area of the proposed structure
2 or, when determined applicable by the director, on the value of the structure, together with
3 any "per item" or "per-occurrence" fees for mechanical or fire protection plan review. Prior
4 to issuance of the permit, the permit applicant shall pay any residual charges assessed for
5 special reviews.

6 D. Inspection Fees. Inspection fees shall compensate the department for inspections
7 necessary to determine compliance with the adopted uniform codes, other county regulations,
8 and the approved plan. Inspection fees shall be based on the same method and components
9 used to calculate plan review fees, and shall consist of the remaining portion of said fees after
10 subtracting the plan review fees.

11 E. Site Development Plan Fees. Site development plan fees shall include
12 commercial site development review and shall compensate the department for field
13 investigation, plan review and post-approval inspection of the non-structure portions of the
14 building permit application, including review related to traffic, circulation, parking, drainage,
15 landscaping and site plans. Site development plan fees for preliminary field investigation and
16 plan review shall be collected at the time of permit application. Fees to cover post-approval
17 inspections shall be collected at the time of the permit issuance and, if applicable, at twelve
18 month intervals thereafter. The first year inspection fees shall be based upon King County's
19 estimate of construction cost (as presented in bond quantities worksheet). Initial fees shall be
20 based upon the construction bond amount (i.e. bond quantities worksheet amount), or if no
21 bond is required, upon King County's estimate of construction cost. Annual construction
22 inspection fees shall be charged an hourly rate for the inspection of facilities after the first
23 twelve months plan approval until final construction approval. Site development plan fees
24 shall not be assessed against applications for group R-3 or M occupancies, where site related
25 review is covered by the base, plan review and inspection fees. In no case shall site
26 development fees related to residential drainage requirement review exceed the fee for the
27 underlying permit. There shall be no inspection of a site without a valid building permit.

28 F. General Building Permit Fee Provisions. General building permit fees shall
29 compensate the department for reviews and inspections associated with changes in use or
30 occupancy, mobile homes, oversized buildings, condominium conversions, special plan

1 reviews, pre-inspections, demolitions, billboard alterations or relocations, supplemental
2 inspections, reinspections, certification of permit completion, section 309's, priority reviews,
3 and radon measurement testing. General fee provisions also address allowances for
4 residential and commercial discounts, and fee permit extensions. The following general
5 provisions shall apply to permit/review fees authorized by this chapter:

6 1. Work without a Permit. Whenever any work for which a building permit is
7 required by K.C.C. 16.86 has been commenced without first obtaining said permit, or has
8 proceeded without obtaining necessary inspections; an investigation fee, in addition to the
9 building permit fee, shall be collected whether or not a permit is then or subsequently issued.

10 The investigation fee shall be equal to the amount of the building permit required by this
11 section. For the purposes of this section the building permit fee shall include base, plan
12 review, and inspection fees.

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

16 3. Extensions. Expiring building permits may be extended as set forth in K.C.C.
17 16.04.010 and UBC section 303 (D) (including King County modifications) upon payment of
18 a permit extension fee at the rate in effect at the time of extension. Extension fees may be
19 distinguished by both the group occupancy involved and the amount of review and inspection
20 yet to be completed on the permit.

21 4. Residential and Commercial Permit Discounts. Residential permit fee discounts
22 will be allowed for all group R-1, R-3 and M occupancies involving basic or repetitive
23 residential plans, factory built housing, relocated residences with minimum repairs, and
24 relocated residences with extensive repairs. Commercial permit fee discounts will be allowed
25 for all commercial coaches, portable schools, and relocated commercial buildings, and
26 occupancies involving repetitive commercial plans.

27 5. General Research. An hourly general research fee shall be charged for all special
28 research performed outside the context of pending application review. Such fees will be paid
29 by the party requesting the special research or investigation.

1 6. Fees for typical inspection services, including but not limited to fire/flood
2 damage, minimum housing, code compliance, billboard alteration or relocation site
3 inspection, relocation of structures, demolition, reinspection and supplemental inspections
4 shall be collected in addition to any typical structural or site development inspection fees and
5 shall be paid at the time of occurrence. Separate permit review fees for mobile homes,
6 condominium conversions and change of use or occupancy shall be added to the base fees set
7 forth in this section and shall be collected at the time of application submittal.

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

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

21 SECTION 2. Ordinance 11141, Section 10, as amended, and K.C.C. 27.08.090 are
22 hereby amended to read as follows:

23 **Building permit general fees.**

24	A. Change in Use or Occupancy fee:	\$ 544.90
25	B. Mobile homes -	
26	1. Mobile home permit:	\$ 216.00
27	2. Temporary mobile home permit:	263.00
28	3. Temporary mobile home for hardship:	263.00
29	4. Noninsignia mobile home inspection:	263.00
30	C. Special Review of Oversized Buildings:	\$ 138.00

1	D. Condominium Conversion Review Fee -	
2	I. Project fee -	
3	1 to 30 units:	\$ 667.00
4	31 to 99 units:	1,665.00
5	100 or more units:	3,332.00
6	2. Per unit fee:	332.00
7	E. Special Plan Review - per hour rate:	\$ 95.00
8	F. Pre-inspection fees -	
9	1. Fire or flood damage:	\$311.00
10	2. Minimum housing or other code compliance:	311.00
11	3. Relocation of structures:	311.00
12	G. Demolition Inspection Fee:	311.00
13	H. Billboard alteration or relocation site review	667.00
14	I. Supplemental Inspection Fee -	
15	Hourly rate including travel time:	95.00
16	Plus rate per mile:	.50
17	J. Reinspection Fee -	
18	1. R-3 and M occupancy:	184.00
19	2. All other occupancies:	397.00
20	K. Certification of Permit Completion -	
21	1. Temporary occupancy certificate, per building or tenant space:	\$284.00
22	2. Final occupancy certification when more than one building per permit, each	
23	additional building:	284.00
24	3. Final occupancy certification for individual condominiums or other portions of	
25	buildings, per unit:	\$128.00
26	4. Letter of completion for shell construction permits when more than one building	
27	per permit, each additional building:	\$284.00
28	L. Allowable residential and commercial discounts are granted for the permit	
29	categories listed below based on the whole permit amount calculated from the gross area	
30	and/or valuation tables.	

1	1. Registered plans and basic permits -		
2	a. Registered plans for single family, multifamily, and commercial plans : 50.00%		
3	b. Additional registered plans as variations to approved registered plans for single		
4	family, multifamily, and commercial plans :	60.00%	
5	c. Additional certified site copies, each:	\$ 64.00	
6	d. Basic or repetitive residential or commercial permit	30.00%	
7	2. Factory built housing:	50.00%	
8	3. Relocated residence with minimum repairs:	50.00%	
9	4. Relocated residence with extensive repairs:	33.00%	
10	5. Commercial coaches, portable schools, and relocated commercial buildings:		
11		50.00%	
12	M. Extension Fee -		
13	1. Extensions for final inspection only -		
14	a. R-3 and M occupancy:	\$236.00	
15	b. All other permits -		
16	Percent of original permit:	20.00%	
17	Minimum:	255.00	
18	Maximum:	4,253.00	
19	2. All other extensions -		
20	a. R-3 and M occupancy:	\$473.00	
21	b. Extension of temporary mobile home:	131.00	
22	c. Extension of temporary hardship mobile home:	119.00	
23	d. All other permits -		
24	Percent of original permit:	40.00%	
25	Minimum:	510.00	
26	Maximum:	17,010.00	
27	Base:	\$ 328.00	
28	Hourly Review and/or inspection:	95.00	

1 O. Priority Review by the Special Projects Review Unit - a
2 percentqage increase in the usual fee for any requested service
3 provided for in this title: 20.00%

4 ((37.00%))

5 P. Radon measurement devices and testing fee (per device):
6 \$17.00

7 SECTION 3. This ordinance shall apply to applications filed
8 after November 15, 1994.

9 INTRODUCED AND READ for the first time this 24th day of
10 October, 1994.

11 PASSED by a vote of 12 to 0 this 27th day of
12 February, 1995.

13 KING COUNTY COUNCIL
14 KING COUNTY, WASHINGTON

15 Kent Pullen
16 Chair

17 ATTEST:

18 Gerald A. Peterson
19 Clerk of the Council

20 APPROVED this 10th day of MARCH, 1995.

21 Gary Baker
22 King County Executive

23 Attachments: