

GENERAL REQUIREMENTS FOR ALL CONSTRUCTION RELATED PERMITS

1. On buildings, structures, signs, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid prior to issuance.
2. The Building Official may authorize the refunding of: one hundred percent (100%) of any fee erroneously paid or collected; up to eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with the adopted Building Codes; and/or up to eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before plan reviewing is done.
3. Unless specified elsewhere, permit fees shall be based on the Value-Base Fee Table.
4. Project valuations shall be submitted by the applicant and shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing fixtures, all finish work, roofing, and any other permanent systems or equipment.
5. Project values shall be no less than the valuation determination based on the Square Footage Valuation Table or the most current Building Valuation Data Table published by the International Code Council with a .09 regional modifier.
6. If, in the opinion of the building official, the valuation is underestimated on the application, the applicant may show detailed estimates to meet the approval of the building official. Should the applicant fail to show detailed estimates, then the building official shall assign a valuation. In the absence of a permit value from the applicant, the building official shall assign a valuation. Final building permit valuation shall be set by the building official.
7. Any person who commences with work requiring a permit before obtaining the necessary permits shall be subject to a penalty equal to and in addition to the required permit amounts.

BUILDING FEE SCHEDULE

Permit Fees for new construction and most other projects (unless listed elsewhere) are calculated based on the value of the project in the following table:

Value-Based Fee Table	
Project Value	Fee
\$1.00 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000 or fraction thereof

If no value is available, value will be based on the square footage, using the most current ICC Building Valuation Table or the table below:

Square Footage Valuation Table	
(for items not included in the ICC Building Valuation Table)	
Awning – illuminated	\$21.42/sf
Awning – Unlit	\$16.07/sf
Basement – Semi Finished	\$22.50/sf
Decks – Covered Deck/Porch	\$16.10/sf
Decks – Uncovered	\$12.50/sf
Designed Attic Storage Trusses	\$10.71/sf
Detached Greenhouse	\$5.00/sf
Fences over 6' in height	\$5.00/sf
Interior Residential Remodel	\$35.00/sf
Office Partitions	\$45.00/sf
Private Garages – Open Carports	\$16.10/sf
Retaining Wall	\$20.00/sf
Service Station Canopies	\$27.16/sf
Storage Shed	\$9.75/sf
Sunrooms and Solariums	\$25.00/sf
Swimming Pools and In-Ground Hot Tubs	\$20.00/sf
Tenant Improvement	\$35.00/sf

Other Inspections and Fees	
Building Permit Plan Review Fee	65% of the permit fee
Base Plan Fee	\$250.00
Reroof permit R-3 and U occupancies other occupancies	\$50.00 \$100.00
Demolition permit Residential Building Commercial & Multi-Family Building Commercial Tenant Improvement Accessory Building	\$80.00 \$130.00 \$80.00 \$40.00
Occupancy Inspection/Permit	\$170.00
Special Inspection (outside of normal inspection hours)	\$170.00
Courtesy Inspection where no building permit is applied for	\$85.00
Re-inspection fee assessed per Section 109	\$85.00
Inspection for which no fee is specifically indicated (minimum charge = 1/2 hour)	\$85.00 per hour
Additional plan review required by changes, additions or revisions to approved plans	\$85.00 per hour
For use of outside consultants for plan checking, inspection, or other review, including pre-application conferences	Actual cost

Fire Prevention Fees		
<i>Fire Detection System</i>	<i>Fire Sprinkler System</i>	<i>Fee</i>
1 to 50 detectors	1 to 50 heads	\$40.00
51 to 100 detectors	51 to 100 heads	\$40.00 + \$.60 per each additional head
Over 100 detectors	Over 100 heads	\$70.00 + \$.50 per each additional head
Plan Review	Plan Review	50% of permit fee
Repair or Alteration	Repair or Alteration	\$30.00

Energy Code Plan Review Fees	
Single Family	\$100.00
Residential Remodel/Addition	\$50.00
Multi-family First Building Each additional of same general design	\$100.00 \$20.00
New commercial building 0 to 2,000 sf 2,001 to 5,000 sf 5,001 to 10,000 sf 10,001 and over	\$100.00 \$250.00 \$400.00 \$550.00
Remodels and Tenant Improvement	50% of the New commercial energy code fee

Grading		
	<i>Plan Review Fees</i>	<i>Permit Fees</i>
50 cubic yards or less	No fee	No Fee
51 to 100 cubic yards	\$23.50	\$23.50
101 to 1,000 cubic yards	\$37.00	\$35.50 for the first 100 yd ³ plus \$17.50 for each additional 100 yd ³ or fraction thereof
1,001 to 10,000 cubic yards	\$49.25	\$194.50 for the first 1,000 yd ³ plus \$14.50 for each additional 1,000 yd ³ or fraction thereof
10,001 to 100,000 cubic yards	\$49.25 for first 10,000 yd ³ plus \$24.50 for each additional 10,000 yd ³ or fraction thereof	\$325.00 for the first 10,000 yd ³ plus \$66.00 for each additional 10,000 yd ³ or fraction thereof
100,001 to 200,000 cubic yards	\$269.75 for the first 100,000 yd ³ plus \$13.25 for each additional 10,000 yd ³ or fraction thereof	\$919.00 for the first 100,000 yd ³ plus \$36.50 for each additional 100,000 yd ³ or fraction thereof
200,001 cubic yards or more	\$255.00 for the first 200,000 yd ³ plus \$4.50 for each additional 10,000 yd ³ or fraction thereof	

MECHANICAL FEE SCHEDULE

Commercial Buildings

Tenant improvement fees shall be based upon fixtures installed per the Unit Fee Schedule listed below up to an estimated value of \$5,000.00. Values greater than \$5,000.00 may be determined by the stated value.

New Commercial Structure Fees shall be calculated for all mechanical systems and fixtures using the following table. Valuation is determined based on the prevailing fair market value of the materials, labor, and equipment needed to complete the work. The mechanical permit fee is due at issuance.

Commercial Mechanical Permit Fee based on the following valuation table:

<u>Total Valuation</u>	<u>Fee</u>
Up to \$1,000.00.....	\$30.00
\$1,001 to \$100,000.....	\$30.00 for the first \$1,000.00 plus \$17.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000
\$100,001 and above	\$1,713.00 for the first \$100,000 plus \$12.50 for each additional \$1,000.00 thereafter and fraction thereof

Commercial Mechanical Plan Review Fees

When plans and/or specifications for the mechanical installation are reviewed by the Building Official, the fee is 50 percent (50%) of the fee calculated for the Mechanical Permit Fee based on the table above. The Mechanical Plan Review Fee Permit Fee is due at issuance and is in addition to the Mechanical Permit Fee.

Residential and Unit Fee Schedule

New Single Family Residence / Duplex / Condo – whole building	\$250.00
Base fee for the issuance of each mechanical permit in addition to the unit fee listed below:	\$30.00
Furnaces –up to and including 100,000 Btu/h (29.3 kW)	\$17.00
Furnaces –over 100,000 Btu/h (29.3 kW)	\$21.00
HVAC, Heat Pumps, or other system providing heating and/or cooling	\$17.00
Appliance Vents.	\$10.00
Repairs and Additions.	\$16.00
Roof top unit	\$100.00
Air Handler – for each air-handling unit to and including 10,000 cubic feet per minute	\$13.00
Evaporative Coolers – for each evaporative cooler other than the portable type	\$13.00
Ventilation and Exhaust – for each ventilation fan connected to a single duct	\$10.00
For each ventilation system which is not a portion of a heating or air conditioning system authorized by a permit	\$13.00
For the installation of each hood which is served by a mechanical exhaust, including the ducts for such a hood	\$13.00
Incinerators	
Domestic	\$21.00
Commercial/Industrial	\$71.00
Gas pipe system outlet	
1 to 4, each	\$10.00
Each Additional	\$5.00

Plan Review, Conferences and Inspections

Inspection fees outside normal inspection hours	\$170.00
Re-inspection fee per inspection (each and every instance where a requested and scheduled inspection was not ready)	\$85.00 per hour
Inspection for which no fee is specifically indicated (minimum charge – one half hour)	\$85.00 per hour
Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (minimum charge – one half hour)	\$85.00 per hour
For use of outside consultants for plan checking, inspection or other review, including pre-application conferences	Actual cost

PLUMBING FEE SCHEDULE

Plumbing Buildings	
<p>Tenant improvement fees shall be based upon fixtures installed per the Unit Fee Schedule listed below up to an estimated value of \$5,000.00. Values greater than \$5,000.00 may be determined by the stated value.</p> <p>New Commercial Structure Fees shall be calculated for all plumbing systems and fixtures using the following table. Valuation is determined based on the prevailing fair market value of the materials, labor, and equipment needed to complete the work. The plumbing permit fee is due at issuance.</p> <p>Commercial Plumbing Permit Fee based on the following valuation table:</p>	
<u>Total Valuation</u>	<u>Fee</u>
Up to \$1,000.00.....	\$30.00
\$1,001 to \$100,000.....	\$30.00 for the first \$1,000.00 plus \$17.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000
\$100,001 and above	\$1,713.00 for the first \$100,000 plus \$12.50 for each additional \$1,000.00 thereafter and fraction thereof
<p>Commercial Plumbing Plan Review Fees</p> <p style="text-align: center;">When plans and/or specifications for the plumbing installation are reviewed by the Building Official, the fee is 50 percent (50%) of the fee calculated for the Plumbing Permit Fee based on the table above. The Plumbing Plan Review Fee Permit Fee is due at issuance and is in addition to the Plumbing Permit Fee.</p>	

Residential and Unit Fee Schedule	
New Single Family Residence / Duplex / Condo – whole building	\$250.00
Base fee for the issuance of each plumbing permit in addition to the unit fee listed below:	\$30.00
For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage, piping and backflow protection therefore)	\$12.00
For each building sewer	\$27.00
Rainwater systems – per drain (inside building)	\$12.00
For each tankless water heater or water heater vent	\$15.00
For each water heater plus expansion tank	\$27.00
For each industrial waste pre-treatment interceptor including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps	\$25.00
For installation, alteration or repair of water piping and/or water treating equipment, each	\$10.00
For repair or alteration of drainage or vent piping, each fixture	\$10.00
For atmospheric type vacuum breakers not included in item 1	
1 to 5	\$15.00
Over 5, each	\$4.00
For each backflow protective device other than atmospheric type vacuum type breakers	
2 inches and smaller	\$15.00
Over 2 inches	\$28.00

Plan Review, Conferences and Inspections	
Inspection fees outside normal inspection hours	\$170.00
Re-inspection fee per inspection (each and every instance where a requested and scheduled inspection was not ready)	\$85.00 per hour
Inspection for which no fee is specifically indicated (minimum charge – one half hour)	\$85.00 per hour
Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (minimum charge – one half hour)	\$85.00 per hour
For use of outside consultants for plan checking, inspection or other review, including pre-application conferences	Actual cost

GENERAL REQUIREMENTS FOR ALL PLANNING RELATED PERMITS

1. *Payment*

No application or request authorized by the Fircrest Municipal Code shall be examined or considered by the City until the applicable intake fee and deposit fees have been paid in full by an applicant:

2. *Calculation of Total Fees*

- a. The total fee for which the applicant shall be responsible for shall include the actual costs incurred by the City in processing the application or the request referred to in subsection A, as follows:
 - All services provided by City staff shall be charged at a rate equal to currently hourly wages and benefits, plus 15% overhead
 - All services as provided by the City Attorney shall be charged at the same standard hourly rate charged to the City for his services
 - The actual costs of mailing, publishing and posting required legal notices
 - The actual costs of reproducing maps or other graphics
 - Recording fees paid by the City of Fircrest
 - Consultant services as required in the review and or processing of the application
- b. The total fee referred to in subsection B.1 shall be reduced by the amount of the deposit paid pursuant to subsection A. The applicant shall remit to the City the amount by which the City's actual costs exceed the deposit fee within 30 days of final city approval. Failure on the part of the applicant to remit this amount within the 30-day period may, at the City's discretion, cause the final approval to be revoked. If the deposit fee exceeds the City's actual costs, the balance shall be refunded within 30 days of final approval.

3. *Consultant Costs and Guarantee of Payment*

If the City contracts directly with a consultant to prepare required studies or documentation, the City shall advise the applicant of the projected costs of the study prior to actual preparation. The applicant shall post a cash deposit, bond or otherwise ensure payment of such costs and the City's anticipated actual costs associated with engagement of the consultant, prior to commencement of work on the studies or documentation.

4. *Cancellation, Withdrawal or Denial of Application or Request*

If any application or request is withdrawn or canceled, the applicant shall remain responsible for payment of the City's actual costs incurred prior to its receipt of a written cancellation or withdrawal notification. If City action on any such application or request is denied, the applicant shall remain responsible for payment of the City's actual costs incurred prior to the denial. If an application or request is withdrawn, canceled or denied, the actual costs incurred by the City for which the applicant is responsible shall be calculated pursuant to above.

LAND USE FEE SCHEDULE

Permit Application	Intake Fee	Deposit
Major Variance	\$270	\$810
Minor Variance	\$180	\$540
Conditional Use	\$315	\$945
Administrative Use	\$360	\$1,080
Major Site Plan Review – Small ¹ Projects	\$450	\$1,350
Major Site Plan Review – Medium ² Projects	\$720	\$2,160
Major Site Plan Review – Large ³ Projects	\$1,080	\$3,240
Major Site Plan Review – Small Projects Final	\$225	\$675
Major Site Plan Review – Medium Projects Final	\$360	\$1,080
Major Site Plan Review – Large Projects Final	\$540	\$1,620
Minor Site Plan Review	\$270	\$810
Planned Development Permit – Small ¹	\$450	\$1,350
Planned Development Permit – Medium ²	\$720	\$2,160
Planned Development Permit – Large ³	\$1,080	\$3,240
Planned Development Permit – Small Final	\$225	\$675
Planned Development Permit – Medium Final	\$360	\$1,080
Planned Development Permit – Large Final	\$540	\$1,620
Administrative Design Review	\$45	\$45
Plats		
Preliminary Plat	\$900	\$2,700 +\$50 per lot
Final Plat	\$360	\$1,080 +\$25 per lot
Short Plat	\$180	\$540 +\$50 per lot
BLA	\$90	\$270
Plat Alteration	\$180	\$540 +\$25 per lot
Plat Vacation	\$180	\$540 +\$25 per lot
Development Regulations/Comprehensive Plan		
Zoning Map	\$450	\$1,350
Zoning Text	\$450	\$1,800
Comp Plan Text	\$450	\$1,800
Comp Plan Map	\$450	\$1,800
Appeals		
Planning Commission Action	\$100	\$350
Administrative Decision	\$100	\$350
SEPA Appeal	\$100	\$350
Reconsideration	\$100	\$350
Environmental Review		
SEPA Checklist	\$200	\$340
EIS	\$540	\$4,320
Critical Areas Study	\$100	\$350
Critical Areas Public Interest Determination	\$100	\$350
Miscellaneous Permits		
Home Occupation Type 1	\$90	
Home Occupation Type 2	\$270	+CUP fee
Sign Permit	\$90	

Time Extension	50% of Original Fee	
Continuation Request in Advance of a Public Hearing	\$100	
Engineering Services Review		
Storm Drainage Review and Inspection SFR/Duplex	\$150 for first 2 hours; hourly rate thereafter	
Erosion Control Review and Inspection SFR/Duplex	\$150 for first 2 hours; hourly rate thereafter	
Site Development Permit (Engineering)	Intake	Deposit
Small ¹	\$250	\$700
Medium ²	\$375	\$1,250
Large ³	\$500	\$2,800

¹**Small:** Less than 5 dwelling units or less than 10,000 square feet in area of new commercial construction

²**Medium:** 5-20 dwelling units or 10,000 square feet to 30,000 square feet of new commercial construction

³**Large:** More than 20 dwelling units or more than 30,000 square feet of new commercial construction