RESOLUTION NO. 1212

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE USER FEE SCHEDULE FOR DEVELOPMENT SERVICES USER FEES FOR BUILDING, FIRE, PUBLIC WORKS, WATER/WASTEWATER AND STORMWATER EFFECTIVE MARCH 1, 2006

WHEREAS, Ordinance No. 1480 of the City of Redmond provides that all administrative fees will be set by Council resolution, and

WHEREAS, the City Council established a Planning, Building, Fire, Public Works, Water/Wastewater and Stormwater schedule of fees, charges and penalties for various applications submitted to the City for various services and materials provided by the City, and

WHEREAS, the City Council has also determined that such fees, charges and penalties should reflect the City's costs of providing services, and that department heads should be allowed to raise the fees administratively on an annual basis in an amount not exceeding the CPI in order to recapture the City's costs, and

WHEREAS, the fee amounts for various materials which are not established by the attached exhibits, such as but not limited to, maps, drawings, plans, reports, and studies, shall be established by the Mayor, or her designee, to recover the costs to the City for printing, preparing, or making the various materials available to the public, and

WHEREAS, the City Clerk's office shall maintain a current listing of all user fees, charges and penalties in the City, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. New Building, Fire, Public Works, Water/Wastwater and Stormwater Development Services User Fees Adopted. The Building, Fire, Public

Works, Water/Wastewater and Stormwater fees, charges and penalties attached to this Resolution as Exhibits A, B, and C is hereby incorporated herein by this reference as if set forth in full, into the official fee schedule for the City of Redmond, provided, that any fee, charge, or penalty set forth on the attached schedule for which a specific amount has been set by a section of the Redmond Municipal Code (RMC) is shown merely for convenience, is not adopted or altered by this Resolution, and shall remain governed by the appropriate section of the RMC.

Section 2. Effective Date. This Resolution, and the fees adopted herein, shall become effective March 1, 2006 upon passage by City Council.

CITY OF REDMOND

MAYOR, ROSEMARIE IVES

ATTEST/AUTHENTICATED:

OTT TEELINK, WITHERST TYPES

FILED WITH THE CITY CLERK: PASSED BY THE CITY COUNCIL:

EFFECTIVE DATE:

RESOLUTION NO.: 1212

September 29, 2005

October 4, 2005 March 1, 2006

Resolution No. 1212

EXHIBIT A BUILDING FEES

Project	Project	Regulatory	Construction	Full Cost	
Туре	Code	Function	Valuation	Fee	
Tenant improvement	Ti	plan check	<\$100k	\$89	
Tenant Improvement	TI	plan check	\$100-500k	\$237	
Tenant improvement	TI	plan check	\$500-2500k	\$380	
Tenant Improvement	TI	plan check	>\$2500k		0.237% of construction value > \$2,500,000
New Comm'i	C-NEW	plan check			- 0.237% of construction value > \$1,000,000
Comm'l Alterations	C-ALT	plan check	<\$100k	\$44	0:201 /8 01 00/158 8 CB011 Value > \$1,000,000
Comm'i Alterations	C-ALT	plan check	\$100-500k	\$214	
Comm'i Alterations	C-ALT	plan check	\$500-2500k	\$844	
Comm'l Alterations	C-ALT	plan check	>\$2500k		- 0.237% of construction value > \$2,500,000
Comm'l Addition	C-ADD	plan check	<\$100k	\$166	0.237 % or construction value > \$2,500,000
Comm'l Addition	C-ADD	plan check	\$100-500k	\$593	
Comm'l Addition	C-ADD	plan check	\$500-2500k	\$1,434	
Comm'l Addition	C-ADD	_plan check	>\$2500k		- 0.237% of construction value > \$2,500,000
New Multifamily	M-NEW	plan check	<\$750k		0.237% or construction value > \$2,500,000
New Multifamily	M-NEW	plan check	\$750k-1900k	\$2,362 \$3,712	
New Multifamily	M-NEW	plan check	\$1.9m-7.5m		
New Multifamily				\$8,267	0.0070/ .f . /
Multifamily Alterations	M-NEW	plan check	>\$7.5m		0.237% of construction value > \$7,500,000
Multifamily Alterations		plan check	<\$100k	\$111	
		plan check	\$100-500k	\$427	
Multifamily Alterations		pian check	\$500-2500k	\$1,687	
Multifamily Alterations Multifamily Addition		plan check	>\$2500k		· 0.237% of construction value > \$2,500,000
	M-ADD	plan check	<\$100k	\$133	
Multifamily Addition	M-ADD	plan check	\$100-500k	\$1,139	
Multifamily Addition	M-ADD	plan check	\$500-2500k	\$4,387	
Multifamily Addition	M-ADD	plan check	>\$2500k	\$4,387 +	 0.237% of construction value > \$2,500,000
Residential Alterations		plan check	<\$50k	\$133	
Residential Alterations		plan check	>\$50k	\$333	
Residential Addition	R-ADD	plan check	deck	\$89	
Residential Addition	R-ADD	plan check	<\$250k	\$422	
Residential Addition	R-ADD_	plan check	>\$250k	\$577	
Residential Garage	R-GAR	plan check	<\$50k	\$133	
Residential Garage	R-GAR	plan check	>\$50k	\$311	
New Residential	R-NEW	plan check	<\$110k	\$1,265	
New Residential	R-NEW	plan check	\$110-300k	\$1,940	
New Residential	R-NEW	plan check	>\$300k		0.237% of construction value > \$300,000
Comm'l Garage	C-GAR	plan check			0.237% of construction value > \$1,000,000
Comm'i Modular	MODC	plan check			0.237% of construction value > \$1,000,000
Comm'l Portable		plan check	,	\$253	
Residential Modular	MODR	plan check	<\$ 110k	\$1,265	
Residential Modular	MODR	plan check	\$110-300k	\$1,940	
Residential Modular	MODR	plan check	>\$300k		0.237% of construction value > \$300,000
Tenant Improvement	TI	permit	<\$100k	\$180	
Tenant Improvement	Ti	permit	\$100-500k	\$481	
Tenant Improvement	TI	permit	\$500-2500k	\$770	
Tenant improvement	TI	permit	>\$2500k	\$4,618]+	0.365% of construction value > \$2,500,000
New Comm'l	C-NEW	permit		An man).	0.365% of construction value > \$1,000,000
Comm'l Alterations	C-ALT	permit	<\$100k	\$90	
Comm'l Alterations	C-ALT	permit	\$100-500k	\$433	
Comm'l Alterations	C-ALT	permit	\$500-2500k	\$1,710	
Comm'l Alterations	C-ALT	permit	>\$2500k	\$4,618 +	0.365% of construction value > \$2,500,000
Comm'l Addition	C-ADD	permit	<\$100k	\$337	, ,,,
Comm'l Addition	C-ADD	permit	\$100-500k	\$1,203	
Comm'l Addition	C-ADD	permit	\$500-2500k	\$2,908	
Comm'l Addition	C-ADD	permit	>\$2500k		0.365% of construction value > \$2,500,000
New Multifamily	M-NEW	permit	<\$750k	\$2,395	
New Multifamily	M-NEW	permit	\$750k-1900k	\$3,763	
New Multifamily	M-NEW	permit	\$1.9m-7.5m	\$8,381	
New Multifamily	M-NEW	permit	>\$7.5m		0.365% of construction value > \$7,500,000
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EXHIBIT A BUILDING FEES (continued)

Project	Project	Regulatory	Construction	Full Cost	
Type	Code	Function	Valuation	Fee	
Multifamily Alterations	M-ALT	permit	<\$100k	\$112	
Multifamily Alterations		permit	\$100-500k	\$433	
Multifamily Alterations	M-ALT	permit	\$500-2500k	\$1,710	t e e e e e e e e e e e e e e e e e e e
Multifamily Alterations	M-ALT	permit	>\$2500k		+ 0.365% of construction value > \$2,500,000
Multifamily Addition	M-ADD	permit	<\$100k	\$135	
Multifamily Addition	M-ADD	permit	\$100-500k	\$1,154	
Multifamily Addition	M-ADD	permit	\$500-2500k	\$4,447	
Multifamily Addition	M-ADD	permit	>\$2500k		+ 0.365% of construction value > \$2,500,000
Residential Alterations		permit	<\$50k	\$135	
Residential Alterations	R-ALT	permit	>\$50k	\$337	
Residential Addition	R-ADD	permit	deck	\$90	
Residential Addition	R-ADD	permit	<\$250k	\$427	
Residential Addition	R-ADD	permit	>\$250k	\$585	
Residential Garage	R-GAR	permit	<\$50k	\$135	
Residential Garage	R-GAR	permit	>\$50k	\$315	
New Residential	R-NEW	permit	<\$110k	\$1,283	
New Residential	R-NEW	permit	\$110-300k	\$1,967	
New Residential	R-NEW	permit	>\$300k		+ 0.365% of construction value > \$300,000
Comm'l Garage	C-GAR	permit	- 400011	\$770	+ 0.365% of construction value > \$1,000,000
Comm'i Modular	MODC	permit		\$3.763	+ 0.365% of construction value > \$1,000,000
Comm't Portable		permit		\$506	• 0.303% of construction value > \$1,000,000
Residential Modular	MODR	permit	<\$110k	\$1,283	
Residential Modular	MODR	permit	\$110-300k	\$1,967	
Residential Modular	MODR	permit	>\$300k		+ 0.365% of construction value > \$300,000
Mobile Home	MH	permit	- WOOOK	\$350	* 0.303% of construction value > \$300,000
Awning	AWNING	permit		\$ 350	
Bulkhead	BULK	permit		\$350	
Dock	DOCKS	permit		\$350	
Fence	FENCE	permit		\$350	
Parking Lot	PARK	permit		\$350	
Tank	TANK	permit		\$350	
Vault	VAULT	permit		\$350	
Retaining Wall	WALL	permit		\$350	
Pool	POOL	permit		\$350	
Comm'l Rack	C-RACK	permit		\$350	
Satellite	SAT	permit	·	\$150	
Banner Sign	S-BANNER	permit		\$150	
Free-standing Sign	S-FREE	permit		\$150	
Monument Sign	S-MONU	permit	·	\$150 \$150	
Wall Sign	S-WALL	permit		\$150	
Roof-Residential	R-ROOF	permit		\$150	
Roof-Commercial	C-ROOF	permit		\$500	
Cell Tower	CELL	permit		\$150	
Demolition	DEMO	permit		\$50	
	C-MOL	permit	****	\$50	
	R-MOL	permit		\$50	
Hourly Rate		F		\$142	
Hourly Rate After Regu	lar Business	Hours		\$162	
				710-	

EXHIBIT A BUILDING FEES (continued)

Electrical Fees

	Full Co	Full Cost Fees		t Fees
	Base	% of Value	Base	% of Value
Residential Permit				
New Construction: 200 Amp service/circuits	\$178.59		\$101.06	
New Construction: > 200 Amp service/circuits	\$228.20		\$129.13	
Service Change: 200 Amp	\$128,99		\$72.99	
Service Change: > 200 Amp	\$148.83		\$84.22	
New Circuits Only	\$128.99		\$72.99	
Mobile Home Service	\$109.14		\$61.76	
Residential Low Voltage	\$59.54		\$33.69	
Multi-Family & Commercial Permits				
New Construction, Alterations & Low-voltage				
\$1 - \$1,000	\$64.53		\$33.69	
\$1,001 - \$5,000	\$96.78	2.7%	\$50.53	1.5%
\$5,001 - \$20,000	\$225.84	2.6%	\$117.91	
\$20,001 - \$50,000	\$612.97	1.9%	\$320.03	0.9%
\$50,001 - \$250,000	\$1,193.66	1.7%	\$623.21	
\$250,001 - \$1 million	\$4,634.88	1.3%	\$2,419.87	
> \$1 million	\$14,313.28	0.7%	\$7,472.96	0.4%
Other				
Temporary Electrical	\$74.22		\$39.30	
Swimming Pools	\$116.64		\$61.76	
Sign	\$95.43		\$50.53	
Carnivals	\$424.15		\$224.58	
Plan Review	20% of permi	it fee	20% of permi	t fee

EXHIBIT A BUILDING FEES (continued)

Mechanical Fees

	Full Cost Fees		Currer	nt Fees
	Base	Rate/1,000	Base	Rate/1,000
Residential & Multifamily Permits				
Base Permit Fee	\$ 81.78		\$50.53	
New Construction			*	
Fee per Unit: < 2000 square feet	\$109.03		\$67.37	
Fee per Unit: > 2000 square feet	\$145.38		\$89.83	
Repairs, Alterations, Replacements				
Furnace, AC, Heat Pump, or Water Heater	\$90.88		\$56.15	
Water Heater and Heating Appliance	\$109.03		\$67.37	
Miscellaneous Gas Appliances & Piping	\$81.78			
Other Gas Piping	\$81.78		\$50.53	
Bath, Laundry, Kitchen, House Fans	\$81.78			
Commercial Permits				
New Construction & Alterations				
\$1 - \$1,000	\$81.78		\$50.53	
\$1,001 - \$1,000,000	\$81.78	\$17.97	\$50.53	\$11.23
\$1,000,001 - \$2,000,000	\$18,049.54	\$9.04	\$11,152.47	\$5.61
> \$2,000,000	\$27,085.04	\$5.45	\$16,735.34	\$3.37
Plan Review	25% of permit	fee	25% of perm	it fee

Plumbing Fees

	Full Cost Fees	Current Fees
Base Permit Fee	\$57.55	\$44.92
Fee per Plumbing Fixture	\$14.39	\$11.23
Repair/Replace of Water Piping	\$14.39	\$11.23
Grease Trap/Interceptor	\$14.39	\$11.23
Medical Gas Piping	\$7.19	\$5.61
Plan Review	65% of permit fee	65% of permit fee

EXHIBIT B FIRE FEES

Fire Review & Inspection Fees	Full Cost Fees	Current Fees
Fixed Fire Protection System		
Tenant Improvement/System Modification		
1-5 Devices/Nozzles	174	119
6-10 Devices/Nozzles	186	142
11-20 Devices/Nozzles	233	191
for each additional 20, add:	58	47
New System		
1-20 Devices/Nozzles	233	191
21-40 Devices/Nozzles	291	238
for each additional 20, add:	58	47
Alarm, Detection, or Sprinkler Monitoring System		
Tenant Improvement/System Modification		
1-5 Devices	204	131
6-10 Devices	233	178
11-20 Devices	262	238
21-40 Devices	349	309
41-100 Devices	494	394
for each additional 100, add:	204	59
New System		į
1-25 Devices	204	357
26-100 Devices	611	357
for each additional 100, add:	204	59
Devices - New & Replaced		
FACP	204	178
Transmitter	174	178
FACP & Transmitter	378	238
Power Sub-Panel	87	65

EXHIBIT B FIRE FEES (continued)

		Full Cost Fees	Current Fees
Fire Review &	Inspection Fees	rees	rees
Sprinkler S	ystem		
Tena	int Improvement/System Modification		
	1-5 Heads/Devices	145	131
	6-10 Heads/Devices	174	178
	11-20 Heads/Devices	204	238
	21-40 Heads/Devices	407	309
	41-100 Heads/Devices	465	394
1	for each additional 100, add:	116	59
New	System		ا ت
	1-100 Devices	582	394
Į	for each additional 100, add:	116	59
Riser	s (or Supplies)		
	Per Riser	29	30
	Per Supply	29	30
Fire F		611	500
Stand	lpipe System	698	500
NFPA	13D systems (SFR)		
}	1-40 Heads	465	214
F1	>41 Heads	523	286
	& Combustible Liquids		1
L1:	<500 gallons	174	150
L2:	500-1000 gailons	291	250
L3:	>1000 gallons	582	500
Hazardous M	-		1
L1: L2:	1-2 materials	174	150
L2.	3-4 materials >4 materials	291	250
High-Piled S		582	500
L1:	<2500 sq. ft.		1
L2:	2500 - 12,000 sq. ft.	174	150
L3:	>12,000 sq. ft.	291	250
HPM Facilitie		582	500
L1:	1-4 items	4.50	
L2:	5-8 items	174	150
L3:	any new facility	291 582	250
LP Gas	any now talancy	562	500
L1:	1000# aggregate	174	450
L2:	1000-4000# aggregate	291	150
L3:	>4000# aggregate	582	250
Refrigeration	Equip	302	500
L1:	minimum weight	174	150
L2:	machinery room	291	250
L3:	treatment, flaring, diffusion systems	582	500
Spraying & D	ipping		000
L1:	one area	174	150
L2:	2-3 areas	291	250
L3:	>3 areas	582	500
Battery Syste		174	150
Compressed	Gases	174	150
Industrial Ove		174	150
Private Fire H	lydrant	174	150
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EXHIBIT B FIRE FEES (continued)

Building Permits	Full Cost Fees	Current Fees
Tenant Improvement & New Commercial & Multi-Fa	mily Building F	Permite
\$1 - \$1,000	may banding t	47
\$1,000 - \$5,000		108
\$5,000 - \$10,000		155
\$10,000 - \$20,000		191
\$20,000 - \$45,000		237
\$45,001 - \$100,000		286
\$100,001 - \$250,000		405
\$250,001 - \$500,000		487
\$500,001 - \$1,000,000		608
\$1,000,001 - \$1,500,000		690
\$1,500,001 - \$2,000,000		737
TI, CADD, CALT, MADD, MALT		10,
Expedited	174	ļ
< \$100,000	233]
\$100,000 - \$500,000	640	
\$500,000 - \$2,500,000	1,047	
> \$2,500,000	3,489	
New Commercial: < \$1.0 million	698	
New Commercial: > \$1.0 million	1,919	
New Multifamily: < \$750,000	698	1
New Multifamily: > \$750,000	1,919	
New Residential	116	
Awning	116	
Tank	116	ľ
Commercial Rack	116	
Demolition	116	
Cell Tower	116	
Other Fees		
Hourly Rate	116	104
Overtime Rate	146	119

EXHIBIT C PUBLIC WORKS FEES

		Current Fees	Full Cos Fees	st
Cle	aring & Grading and Stormwater Management	Curentrees	1668	
	Clearing: review	\$ 154	446464	tadast i sustabradan varan i kayı.
	Earthwork: review	\$154		
	Sensitive Area: review	\$154		
	Grading: review	\$154		
	Private Drainage System; review	\$154 \$154		
	Public Drainage System: review	· ·		
	Modifications to System: review	\$154		
	Tree-Cutting: review	\$154		
	Large Projects: review	\$154		
*	Small & Simple Projects: review	\$1,050		
*	Small & Complex Projects: review		\$76	
*	Large Projects Clearing & Conding Output		\$1,39	
*	Large ProjectsClearing & Grading Only: review Large Projects: review		\$3,27	5
	- · · · · · · · · · · · · · · · · · · ·		\$6,79	3
	Clearing: inspection	\$308		
	Earthwork: inspection	\$308		
	Sensitive Area: inspection	\$154		
	Grading: inspection	\$ 154		
	Private Drainage System: inspection	\$308		
	Public Drainage System: inspection	\$308		
	Modifications to System: inspection	\$308		
	Tree-Cutting: inspection	\$154		
	Large Projects: inspection	\$730		
*	Small & Simple Projects: inspection	- จะแสสสสาราชสสสสาราชีวิธีรั	\$1,338	en nordenan han horologistaturururururu. ¥
*	Small & Complex Projects: inspection			
*	Large Projects-Clearing & Grading Only: inspection		\$5,018	
*	Large Projects: inspection		\$4,462	
ub	lic Works Construction: Engineering	eleleleleleleles etc. eletelelete e e etgaza	\$8, 9 21	
	LID segregation	\$100		
	Telecommunications facility lease	\$130	\$538	
	Telecommunications franchise	\$2,315	\$2,807	
	Telecom ROW Use Authorization	\$2,315	\$2,683	
		\$2,315	\$1,606	
	Traffic modeling	\$1,010	\$2,490) plus outside consultant fee
	Commercial & MFR site plan	120% of building fee		
	Commercial site plan			\$0.15 per building square foot
	MFR site plan			\$154 per residential unit
	Plat (preliminary and final)	\$6,308 plus \$460 per lot	\$9,002	
	Short plat	\$3,028 plus \$460 per lot	\$9,002	
	Detached SFR		\$177	
	Bulkhead		\$269	
	Cell Site		\$135	
	Dock		\$135	
*	Pools		\$67	
*	Retaining Walls		\$135	
*	Street surface improvements	\$171	\$471	
*	ROW underground work in the roadway	\$332	\$538	
*	ROW underground work O/S the roadway	\$130 \$130	\$938 \$403	\$134 per nour, > 4.0 nours
•	Miscellaneous work in the ROW	\$42		
	Reimbursement agreement	\$355 plus 0.25% of AV	\$134	
ubl	ic Works Construction: Water & Wastewater	\$333 plus 0.25% bi AV	\$355	0.25% of assessed value
	Water or sewer main extension: review	enon all extre		
,	Mater & sever main extension; review	\$868 plus \$1.17 per if	\$734	
	Water & sewer main extensions: review	\$1,100 plus \$1.17 per If	\$971	
	Water or sewer main extension: inspection	\$891 plus \$2.55 per if	\$1,284	p
	Water & sewer main extensions: inspection	\$1,081 plus \$2.55 per if	\$2,569	
	Special appurtenances	% of construction value	% of const	truction value
	Fire sprinkler system	\$ 516	\$390	
	Ory standpipe system	\$516	\$390	
	Engineering report review	hourly	hourly	
	dydraulic analysis	\$238	\$251	
	D/S City extensions: < 5 acres	\$272	\$402	
(O/S City extensions: 5 - 50 acres	\$678	\$1,005	
(D/S City extensions: > 50 acres	\$1,356	\$2,010	
	Reimbursement agreement	\$678 plus expenses		
	Side sewer roster application			plus other City expenses
		\$ 58	\$ 188	
	Side sewer roster renewal	200	000	
	Side sewer roster renewal Side sewer installation	\$29 \$116	\$63 \$397	