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06/24/04

RESOLUTION NO. 1191

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE FEE SCHEDULE FOR BUILDING AND CONSTRUCTION PERMITS ADOPTED BY RESOLUTION 1189 IN ORDER TO RETAIN CERTAIN FEES FOR SUCH PERMITS.

WHEREAS, pursuant to RCW 19.27.031, the City of Redmond has adopted the 2003 Editions of International Building Code, International Residential Code, International Mechanical Code, International Property Maintenance Code, and Uniform Plumbing Code, as well as the 2002 National Electrical Code, the current version of the Washington State Energy Code, and the current version of the Washington State Ventilation and Indoor Air Quality Code, together with certain deletions and amendments, and

WHEREAS, Resolution 1189 was adopted in order to amend the City's fee schedule for building and construction-related permits, and

WHEREAS, Resolution 1189 inadvertently did not adopt certain fees currently imposed by the City and the Building Official has recommended that the Council amend the fee schedule adopted by Resolution 1189 in order to ensure that all appropriate fees are retained so that the City can recoup its costs of processing permits, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

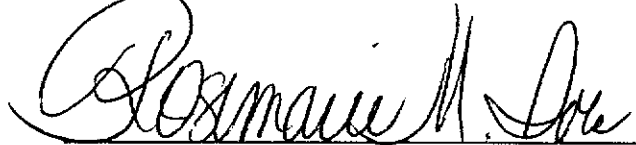
Section 1. Building and Construction-Related Fee Schedule Amended.

The fee schedule adopted by Resolution 1189 for building and other construction-related permits is hereby amended to read as set forth on Exhibit A attached hereto and incorporated herein by

this reference as if set forth in full. All fees are subject to the Technology Surcharge adopted by the City. All fees are further subject to annual CPI adjustments as detailed in previous fee resolutions related to the Department of Planning and Community Development fee schedule.

Section 2. **Effective Date.** The amended fee schedule adopted by this Resolution shall take effect immediately upon passage.

CITY OF REDMOND


MAYOR ROSEMARIE M. IVES

ATTEST/AUTHENTICATED:


CITY CLERK BONNIE MATTSON

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
EFFECTIVE DATE:
RESOLUTION NO.: 1191

June 24, 2004
July 6, 2004
July 6, 2004

Exhibit A

	COMMERCIAL & MULTI-FAMILY BUILDING PERMIT FEES EFFECTIVE JANUARY 1, 2004
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UBC TABLE 1-A ¹	
TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 and up	\$5608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

- 1) **Determining Building Valuation:** The final determination of building valuation shall be made by the Building Official.
 - a) **For New Construction or Increases in Square Footage:** The value used in computing fees, based on UBC Table 1-A, is determined on the basis of the valuation per square foot using the Building Valuation Data. Determination of the project square footage is based on gross area, defined below.
 - b) **For Remodel, Alteration or Tenant Improvement:** The value used in computing fees, based on UBC Table 1-A, is determined on the basis of the estimated current value of all labor and materials, whether actually paid or not, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, automatic sprinkler systems, other mechanical systems and other permanent work or permanent equipment but not including furnishings.
- 2) **Gross Area:** The gross area, used in conjunction with the ICBO building valuation and other data to determine the valuation of a building project, means the total area of all floors, measured from the exterior face, outside dimensions or exterior column line of a building, including basements, cellars and balconies, but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the exterior wall of the open side or sides, for the purpose of calculating gross area, will be the edge of the roof, including gutters.

¹ UBC Table 1-A is part of the *Uniform Building Code*™ Copyright 1997
Published by the International Conference of Building Officials

- 3) **Plan Check Fee Deposit:** The Building, Energy, Engineering and Fire Department Plan Check fees are due in full at the time of application and are non-refundable.
- 4) **Electrical, Mechanical and Plumbing Permits:** Electrical, Mechanical and Plumbing permits are issued separately from the building permit. For information on these permits, see the individual applications and fee schedules.

#	ITEM	FEE
1	Building Permit Fee*	100% of UBC Table 1-A
2	Building Plan Check Fee*	An Additional 65% of UBC Table 1-A
3	Energy Plan Check Fee*	See Table Below
4	Fire Department Plan Check Fee*	See Table Below
5	Engineering Plan Check Fee* (New Construction or Additions Only)	An Additional 120% of UBC Table 1-A
6	State Building Code Fee	\$4.50 per Permit plus an additional \$2.00 for each multifamily dwelling unit after the first unit.
7	Capital Facilities Charge (New Construction or Additions Only)	DETERMINED BY PUBLIC WORKS STORMWATER DIVISION
8	Impact Fees (New Construction, Additions or Change of Use Only)	FIRE, PARKS, TRANSPORTATION AND KING COUNTY Each Organization, specific to the project, calculates fees.

ENERGY CODE PLAN CHECK FEE		
NEW CONSTRUCTION:		FEE
New Commercial Building		\$112.29*
New Multi-Family Building		\$112.29* PLUS \$22.46* for each additional unit
TENANT IMPROVEMENT:		
No Energy Code Change		\$16.84*
0 to 1,500 square feet		\$33.69*
1,501 to 3,000 square feet		\$67.37*
3,001 to 10,000 square feet		\$134.75*
10,001 to 25,000 square feet		\$202.12*
25,001 square feet and over		\$336.87*

*A 3% Technology Surcharge is applied as authorized by City Ordinance # 2090, and extended by Resolution # 1162 on December 3, 2002.

FIRE DEPARTMENT PLAN CHECK FEE	
VALUATION BASED ON UBC TABLE 1-A	FEE
\$0 to \$1,000	\$47.44*
\$1,001 to \$5,000	\$107.52*
\$5,001 to \$10,000	\$154.96*
\$10,001 to \$20,000	\$190.89*
\$20,001 to \$45,000	\$237.21*
\$45,001 to \$100,000	\$285.78*
\$100,001 to \$250,000	\$405.09*
\$250,001 to \$500,000	\$487.34*
\$500,001 to \$1,000,000	\$607.77*
\$1,000,001 to \$1,500,000	\$689.75*
\$1,500,001 to \$2,000,000	\$737.47*
\$2,000,000 and up	\$737.47* for the first \$2,000,000 plus \$60.08* for each additional \$500,000 or fraction thereof over \$2,000,000

OTHER INSPECTIONS AND FEES	
Inspections outside of normal business hours (minimum charge-two hours)	\$119.03 per hour
Reinspection fees assessed under provisions of UBC Section 108.8	\$104.15 per assessment
Inspections for which no fee is specifically indicated (minimum charge-two hours)	\$104.15 per hour
Additional plan review required by changes, additions or revisions to plans (minimum charge-two hours)	\$104.15 per hour*
Additional plan review required by Deferred Submittals (minimum charge-two hours)	\$104.15 per hour*
For use of outside consultants for plan checking* and inspections, or both	Actual costs ²

*A 3% Technology Surcharge is applied as authorized by City Ordinance # 2090, and extended by Resolution # 1162 on December 3, 2002.

EFFECTIVE JANUARY 1, 2004

² Actual costs include administrative and overhead costs.

O:Building/BLDGFRMS/Fee Schedules/Commercial-MF Permit Fees 01-01-2004

-3-



SINGLE-FAMILY BUILDING PERMIT FEES EFFECTIVE JANUARY 1, 2004

UBC TABLE 1-A ¹	
TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 and up	\$5608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

- 1) **Determining Building Valuation:** The final determination of building valuation shall be made by the Building Official.
 - a) **For New Construction or Increases in Square Footage:** The value used in computing fees, based on UBC Table 1-A, is determined on the basis of the valuation per square foot using the Building Valuation Data from *Building Standards™* magazine published by the International Conference of Building Officials. Determination of the project square footage is based on gross area, defined below.
 - b) **For Remodel or Alteration:** The value used in computing fees, based on UBC Table 1-A, is determined on the basis of the estimated current value of all labor and materials, whether actually paid or not, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, automatic sprinkler systems, other mechanical systems and other permanent work or permanent equipment but not including furnishings.
- 2) **Gross Area:** The gross area, used in conjunction with the ICBO building valuation and other data to determine the valuation of a building project, means the total area of all floors, measured from the exterior face, outside dimensions or exterior column line of a building, including basements, cellars and balconies, but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the exterior wall of the open side or sides, for the purpose of calculating gross area, will be the edge of the roof, including gutters.
- 3) **Plan Check Fee Deposit:** The Building and Energy Plan Check fees are due in full at the time of application and are non-refundable.
- 4) **Electrical, Mechanical and Plumbing Permits:** Electrical, Mechanical and Plumbing permits are issued separately from the building permit. For information on these permits, see the individual applications and fee schedules.

¹ UBC Table 1-A is part of the *Uniform Building Code™* Copyright 1997
Published by the International Conference of Building Officials

NEW SINGLE-FAMILY CONSTRUCTION OR ADDITIONS	VALUATION PER SQUARE FOOT
Wood Frame Dwelling	\$101.60
Masonry dwelling	\$106.60
Wood Garage	\$26.70
Deck - Uncovered	\$18.20
Deck - Covered	\$26.70
Shed	\$26.70
Carport	\$18.20
Unfinished Basement	\$19.40
Semi-finished Basement	\$25.50

Valuation information is from Building Valuation Data.

#	ITEM	FEE
1	Building Permit Fee*	100% of the 1997 Uniform Building Code Table 1-A
2	Building Plan Check Fee*	65% of the 1997 Uniform Building Code Table 1-A
3	Energy Code Fee*	\$67.37 for New Dwellings \$50.53 for Remodels, Alterations or Additions
4	State Building Code Fee	\$4.50
5	Capital Facilities Charge (New Construction or Additions Only)	DETERMINED BY PUBLIC WORKS STORMWATER DIVISION
6	Impact Fees (New Construction or Additions Only)	Fire \$94.00 Parks \$1611.00 Transportation: See land use chart-Range is \$886.95 to \$3590.54

OTHER INSPECTIONS AND FEES	
Inspections outside of normal business hours (minimum charge-two hours)	\$119.03 per hour
Reinspection fees assessed under provisions of UBC Section 108.8	\$104.15 per assessment
Inspections for which no fee is specifically indicated (minimum charge-two hours)	\$104.15 per hour
Additional plan review required by changes, additions or revisions to plans (minimum charge-two hours)	\$104.15 per hour*
Additional plan review required by Deferred Submittals (minimum charge-two hours)	\$104.15 per hour*
For use of outside consultants for plan checking* and inspections, or both	Actual costs ²

*A 3% Technology Surcharge is applied as authorized by City Ordinance # 2090, and extended by Resolution # 1162 on December 3, 2002.

² Actual costs include administrative and overhead costs.

BUILDING VALUATION DATA

The following building valuation data representing average costs for most buildings. This valuation information is based on *Building Standards™* published by the International Conference of Building Officials with a ten percent adjustment. Actual costs in Redmond are higher than ICBO's estimate, and are increasing. Residential buildings in Redmond are considered "good" construction.

The unit costs are intended to comply with the definition of "valuation" in Section 223 of the 1997 *Uniform Building Code™* and thus include architectural, structural, electrical, plumbing and mechanical work, except as specifically listed below. The unit costs also include the contractor's profit, which should not be omitted.

EFFECTIVE JANUARY 1, 2004

Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average
1. APARTMENT HOUSES:		7. DWELLINGS:		13. JAILS:		20. RESTAURANTS:	
Type I or II FR*	\$97.60	Type V-Masonry.....	\$83.30	Type I or II FR.....	\$175.00	Type III-1 Hour.	\$107.30
(Good) \$120.10		(Good) \$106.60		Type III-1 Hour.....	\$160.10	Type III-N.....	\$103.50
Type V-Masonry		Type V-Wood Frame.....	\$74.00	Type V-1 Hour.....	\$120.00	Type V-1 Hour.	\$98.10
(or Type III).....	\$79.60	(Good) \$101.60		14. LIBRARIES:		Type V-N.....	\$94.30
(Good) \$97.60		Basements-		Type I or II FR.....	\$128.00	21. SCHOOLS:	
Type V-Wood Frame.....	\$73.70	Semi-Finished.....	\$22.10	Type II-1 Hour.....	\$93.70	Type I or II FR.	\$122.30
(Good) \$94.70		(Good) \$25.50		Type II-N.....	\$89.10	Type II-1 Hour..	\$83.50
Type I-Basement Garage.....	\$41.10	Unfinished.....	\$16.10	Type III-1 Hour.....	\$99.00	Type III-1 Hour.	\$89.30
2. AUDITORIUMS:		(Good) \$19.40		Type III-N.....	\$94.10	Type III-N.....	\$85.90
Type I or II FR.....	\$115.30	8. FIRE STATIONS:		Type V-1 Hour.....	\$93.00	Type V-1 Hour.	\$83.70
Type II-1 Hour.....	\$83.50	Type I or II FR.....	\$125.80	Type V-N.....	\$89.10	Type V-N.....	\$79.90
Type II-N.....	\$79.00	Type II-1 Hour.....	\$82.80	15. MEDICAL OFFICES:		22. SERVICE STATIONS:	
Type III-1 Hour.....	\$87.80	Type II-N.....	\$78.10	Type I or II FR*	\$131.50	Type II-N.....	\$73.90
Type III-N.....	\$83.30	Type III-1 Hour.....	\$90.60	Type II-1 Hour.....	\$101.40	Type III-1 Hour.	\$77.10
Type V-1 Hour.....	\$83.90	Type III-N.....	\$86.80	Type II-N.....	\$96.40	Type V-1 Hour.	\$65.70
Type V-N.....	\$78.30	Type V-1 Hour.....	\$85.00	Type III-1 Hour.....	\$110.00	Canopies.....	\$30.80
3. BANKS:		Type V-N.....	\$80.60	Type III-N.....	\$102.40	23. STORES:	
Type I or II FR.....	\$162.90	9. HOMES FOR THE ELDERLY:		Type V-1 Hour.....	\$99.20	Type I or II FR*	\$90.60
Type II-1 Hour.....	\$120.00	Type I or II FR.....	\$114.10	Type V-N.....	\$95.70	Type II-1 Hour..	\$55.40
Type II-N.....	\$116.20	Type II-1 Hour.....	\$92.60	16. OFFICES**:		Type II-N.....	\$54.20
Type III-1 Hour.....	\$132.40	Type II-N.....	\$88.70	Type I or II FR*	\$117.50	Type III-1 Hour..	\$67.40
Type III-N.....	\$127.70	Type III-1 Hour.....	\$96.50	Type II-1 Hour.....	\$78.70	Type III-N.....	\$63.30
Type V-1 Hour.....	\$120.00	Type III-N.....	\$92.50	Type II-N.....	\$75.00	Type V-1 Hour.	\$56.80
Type V-N.....	\$115.00	Type V-1 Hour.....	\$93.20	Type III-1 Hour.....	\$85.00	Type V-N.....	\$52.50
4. BOWLING ALLEYS:		Type V-N.....	\$90.00	Type III-N.....	\$81.20	24. THEATERS:	
Type II-1 Hour.....	\$56.10	10. HOSPITALS:		Type V-1 Hour.....	\$79.50	Type I or II FR.	\$120.80
Type II-N.....	\$52.40	Type I or II FR*	\$179.50	Type V-N.....	\$75.00	Type III-1 Hour.	\$88.00
Type III-1 Hour.....	\$61.10	Type III-1 Hour.....	\$148.60	17. PRIVATE GARAGES:		Type III-N.....	\$83.80
Type III-N.....	\$57.10	Type V-1 Hour.....	\$141.80	Wood Frame.....	\$26.70	Type V-1 Hour.	\$82.80
Type V-1 Hour.....	\$41.10	11. HOTELS AND MOTELS:		Masonry.....	\$30.10	Type V-N.....	\$78.30
5. CHURCHES:		Type I or II FR*	\$111.10	Open Carport.....	\$18.20	25. WAREHOUSES***:	
Type I or II FR.....	\$109.10	Type III-1 Hour.....	\$96.30	18. PUBLIC BUILDINGS:		Type I or II FR..	\$54.30
Type II-1 Hour.....	\$82.00	Type III-N.....	\$91.70	Type I or II FR.....	\$135.70	Type II or V-1 Hour.	\$32.20
Type II-N.....	\$77.90	Type V-1 Hour.....	\$83.80	Type II-1 Hour.....	\$110.00	Type II or V-N...	\$30.30
Type III-1 Hour.....	\$89.10	Type V-N.....	\$82.20	Type II-N.....	\$105.60	Type III-1 Hour..	\$36.50
Type III-N.....	\$85.10	12. INDUSTRIAL PLANTS:		Type III-1 Hour.....	\$114.10	Type III-N.....	\$34.80
Type V-1 Hour.....	\$83.30	Type I or II FR.....	\$62.60	Type II-N.....	\$110.20	EQUIPMENT	
Type V-N.....	\$78.30	Type II-1 Hour.....	\$43.30	Type V-1 Hour.....	\$104.50	AIR CONDITIONING:	
6. CONVALESCENT HOSPITALS:		Type II-N.....	\$40.00	Type V-N.....	\$100.80	Commercial.	\$4.60
Type I or II FR*	\$153.10	Type III-1 Hour.....	\$48.00	19. PUBLIC GARAGES:		Residential.	\$3.90
Type II-1 Hour.....	\$106.20	Type III-N.....	\$45.20	Type I or II FR*	\$53.80	SPRINKLER SYSTEMS...	
Type III-1 Hour.....	\$108.90	Tilt-up.....	\$33.00	Type I or II Open Parking*	\$40.40		\$2.90
Type V-1 Hour.....	\$102.60	Type V-1 Hour.....	\$45.20	Type II-N.....	\$30.80		
		Type V-N.....	\$41.40	Type III-1 Hour	\$40.70		
				Type III-N.....	\$36.20		
				Type V-1 Hour.....	\$37.10		

*Add 0.5 percent to total cost for each story over three. **Deduct 20 percent for shell-only buildings. ***Deduct 11 percent for mini-warehouses.

THE CITY OF REDMOND DOES NOT USE ANY REGIONAL MODIFIERS.



UBC TABLE 1-A - BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours. (minimum charge-two hours)	\$47.00 per hour ¹
2. Reinspection fees assessed under provisions of Section 108.8.	\$47.00 per hour ¹
3. Inspections for which no fee is specifically indicated. (minimum charge-one-half hour)	\$47.00 per hour ¹
4. Additional plan review required by changes, additions or revisions to plans. (minimum charge-one-half hour)	\$47.00 per hour ¹
5. For use of outside consultants for plan checking and inspections, or both.	Actual costs ²

¹Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

²Actual costs include administrative and overhead costs.

Table 1-A is part of the *Uniform Building Code*™ (UBC) Copyright 1997
Published by the International Conference of Building Officials