

RESOLUTION NO. 1274

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE MECHANICAL PERMIT PORTION OF THE PLANNING DEPARTMENT FEE SCHEDULE IN ORDER TO ELIMINATE THE REQUIREMENT TO PAY A BASE PERMIT FEE FOR THE REPLACEMENT OF A GAS WATER HEATER IN RESIDENTIAL AND MULTI-FAMILY REMODELS, ALTERATIONS AND ADDITIONS.

WHEREAS, the mechanical permit portion of the Planning Department fee schedule establishes a permit fee for the replacement of gas water heaters in residential remodels, alterations, and additions; and

WHEREAS, the permit fee consists of three components: a base fee of \$84.62, a fee of \$94.04 for the replaced water heater, and a 3 percent technology surcharge; and

WHEREAS, the total permit fee of \$184.02 exceeds that of other Eastside cities and the Mayor and City Council requested the Building Division of the Planning Department to review the fee in light of the work involved and to make a recommendation as to whether the fee could be reduced; and

WHEREAS, it has been recommended that the fee be reduced by eliminating the base fee where the sole work to be done is replacement of the gas water heater; and

WHEREAS, the City Council has determined to accept the recommendation and to revise the Planning Department fee schedule accordingly.

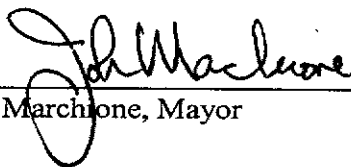
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVE AS FOLLOWS:

Section 1. Fee schedule amended. The mechanical fee portion of the Planning Department fee schedule is hereby amended in order to provide that no base fee is required

where a permit is requested solely to replace a gas water heater in a residential remodel, alteration, or addition. The amended fee schedule is set forth on Exhibit A attached to this resolution and incorporated herein by this reference as if set forth in full.

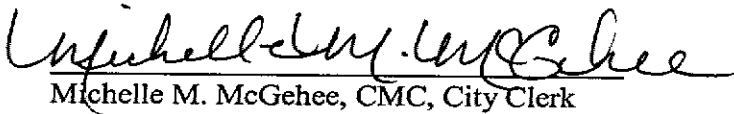
Section 2. Effective date - Application. This resolution and the permit fee amendment shall become effective upon passage. The amended permit fee shall apply to all applicable permits applied for after passage of this resolution.

ADOPTED by the Redmond City Council this 19 day of August, 2008.



John Marchione, Mayor

ATTEST:

 (SEAL)
Michelle M. McGehee, CMC, City Clerk

FILED WITH THE CITY CLERK:	August 13, 2008
PASSED BY THE CITY COUNCIL:	August 19, 2008
RESOLUTION NO.1274	



RES 1274 Exhibit 1

MECHANICAL PERMIT FEE SCHEDULE

EFFECTIVE 02/01/2008

For all permits and other inspections and fees a 3% Technology Surcharge is applied as authorized by City Ordinance # 2090, and extended by Resolution # 1162

NEW CONSTRUCTION: RESIDENTIAL & MULTI-FAMILY	FEE
--	-----

Definition of Residential: Residential is a single family or duplex home, or an alteration to an individual dwelling unit within an apartment, condominium, hotel or motel room, which is individually heated and/or air-conditioned.

Base Fee	\$84.62 plus
Conditioned floor space up to 2,000 square feet	\$112.82 per unit
Conditioned floor space over 2,000 square feet	\$150.44 per unit

REMODELS/ADDITIONS/ALTERATIONS: RESIDENTIAL & MULTI-FAMILY	FEE
--	-----

Base fee	\$84.62 plus
Bath, laundry, kitchen, house fans	\$84.62 each
Gas water heater and heating appliance	\$112.82 each
Heating appliance replacement (water heater, heat pump, furnace, air conditioning, etc.)	\$94.04 each
Woodstoves or miscellaneous gas appliances & piping (stoves, barbecues, dryers, log lighters, logs, radiant heat, etc.)	\$84.62 each
Other gas piping or ductwork only (No furnace/unit heater installation)	\$84.62

ALL COMMERCIAL PROJECTS

Fees are based on project valuation. (see table below)

Plan review fee, if required is due at time of application and is 25% of mechanical permit fee.

A separate mechanical permit is required for each building.

Determination of permit fee: The permit fee for the installation, replacement, relocation or repair of each non-residential or multi-family appliance, ventilation or air-conditioning unit or system or phased work on new systems, is calculated according to the valuation of the work to be done.

Definition of valuation: The prevailing fair market value of all labor, materials and equipment, whether actually paid or not.

PROJECT VALUATION FEE

\$1 - \$1,000	\$84.62
\$1,001 - \$1,000,000	\$84.62 plus \$18.59 for each additional \$1,000
\$1,000,001 - \$2,000,000	\$18,677.17 plus \$9.35 for each additional \$1,000
>\$2,000,000	\$28,026.86 plus \$5.64 for each additional \$1,000

OTHER INSPECTIONS AND FEES

Inspections outside of normal business hours (minimum charge-two hours)	\$167.63 per hour
Reinspection fees assessed	\$146.94 each
Inspections for which no fee is specifically indicated (minimum charge-two hours)	\$146.94 per hour
Additional plan review required by changes, additions, revisions to plans or deferred submittals	\$146.94 per hour (min. 2 hrs)
For use of outside consultants for plan checking and inspections, or both	Actual costs (includes administrative and overhead)

New and replacement gas water heaters are processed under mechanical permits.

New and replacement electric water heaters are processed under plumbing permits.



RES 1274 Exhibit 2

MECHANICAL PERMIT FEE SCHEDULE EFFECTIVE 02/01/2008

For all permits and other inspections and fees a 3% Technology Surcharge is applied as authorized by City Ordinance # 2090, and extended by Resolution # 1162

NEW CONSTRUCTION: RESIDENTIAL & MULTI-FAMILY	FEE
--	-----

Definition of Residential: Residential is a single family or duplex home, or an alteration to an individual dwelling unit within an apartment, condominium, hotel or motel room, which is individually heated and/or air-conditioned.

Base Fee	\$84.62 plus
Conditioned floor space up to 2,000 square feet	\$112.82 per unit
Conditioned floor space over 2,000 square feet	\$150.44 per unit

REMODELS/ADDITIONS/ALTERATIONS: RESIDENTIAL & MULTI-FAMILY	FEE
--	-----

* Base fee	\$84.62 plus
Bath, laundry, kitchen, house fans	\$84.62 each
Gas water heater and heating appliance	\$112.82 each
* Heating appliance replacement (water heater, heat pump, furnace, air conditioning, etc.)	\$94.04 each
Woodstoves or miscellaneous gas appliances & piping (stoves, barbecues, dryers, log lighters, logs, radiant heat, etc.)	\$84.62 each
Other gas piping or ductwork only (No furnace/unit heater installation)	\$84.62

* Where the permit requested is solely for replacement of a single gas water heater, payment of the base fee is not required. Payment of the base fee is required in all other cases.

ALL COMMERCIAL PROJECTS

Fees are based on project valuation. (see table below)

Plan review fee, if required is due at time of application and is 25% of mechanical permit fee.

A separate mechanical permit is required for each building.

Determination of permit fee: The permit fee for the installation, replacement, relocation or repair of each non-residential or multi-family appliance, ventilation or air-conditioning unit or system or phased work on new systems, is calculated according to the valuation of the work to be done.

Definition of valuation: The prevailing fair market value of all labor, materials and equipment, whether actually paid or not.

PROJECT VALUATION FEE

\$1 - \$1,000	\$84.62
\$1,001 - \$1,000,000	\$84.62 plus \$18.59 for each additional \$1,000
\$1,000,001 - \$2,000,000	\$18,677.17 plus \$9.35 for each additional \$1,000
>\$2,000,000	\$28,026.86 plus \$5.64 for each additional \$1,000

OTHER INSPECTIONS AND FEES

Inspections outside of normal business hours (minimum charge-two hours)	\$167.63 per hour
Reinspection fees assessed	\$146.94 each
Inspections for which no fee is specifically indicated (minimum charge-two hours)	\$146.94 per hour
Additional plan review required by changes, additions, revisions to plans or deferred submittals	\$146.94 per hour (min. 2 hrs)
For use of outside consultants for plan checking and inspections, or both	Actual costs (includes administrative and overhead)

New and replacement gas water heaters are processed under mechanical permits.

New and replacement electric water heaters are processed under plumbing permits.

RES 1274 Exhibit 3

Other City Water Heater Replacement Fees

City of Bellevue:	\$43.00
City of Kirkland:	\$43.50
City of Sammamish:	\$52.05
City of Woodinville:	\$37.07