

ORDINANCE NO. 1038

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE, DGA-82-3, TO PROVIDE THAT APPLICATION, INSPECTION, BUILDING PERMIT, ELECTRICAL PERMIT, MECHANICAL PERMIT, PLUMBING PERMIT AND CLEARING AND GRADING FEES SHALL BE ASSESSED PURSUANT TO FEE SCHEDULES ADOPTED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AND THE DIRECTOR OF THE PUBLIC WORKS DEPARTMENT, SUBJECT TO APPROVAL BY THE CITY COUNCIL.

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WHEREAS, the Redmond Policy Advisory Commission conducted a public hearing on February 10, 1982, for the purpose of considering the proposal to amend the Community Development Guide (DGA-82-3) by deleting fee schedules for application, inspection, building permit, electrical permit, mechanical permit, plumbing permit and clearing and grading fees, to authorize the Director of the Department of Public Works and the Director of the Department of Planning and Community Development to promulgate schedules for said fees, subject to approval by the City Council, and for the purpose of considering revisions of present development related fees, and

WHEREAS, at the conclusion of said hearing, the Policy Advisory Commission voted to recommend approval of the proposed Development Guide Amendment and the proposed fee revisions, and

WHEREAS, the City Council has considered the recommendations of the Policy Advisory Commission at a regular public meeting and has determined that the proposed Development Guide Amendment (DGA-82-3) should be implemented and that the proposed fee revisions should be approved, now, therefore,

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

Section 1. A new Section 20F.20.035 is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20F.20.035 Building and Development Related Permit Fee Schedules

With respect to development permit applications, the Director of the Department of Planning and Community Development, and with respect to inspection, building, electrical, mechanical, plumbing and clearing and grading permit fees, the Director of the Department of Public Works, are hereby authorized to promulgate fee schedules, and to periodically revise the same as needed in light of costs of administering said permit systems, subject to approval of the City Council by resolution or ordinance. Said administrators may alternatively elect to utilize the fee schedule set forth in the applicable uniform code when such code has been adopted by ordinance.

Section 2. Section 20E.20.060 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.20.060 Electrical Permit Fees

A fee for each electrical permit shall be paid to the building official pursuant to the schedule of fees adopted in accord with Section 20F.20.035. Where work for which a permit is required by this code is started or proceeded with prior to obtaining the permit, the fees specified shall be doubled, but the payment of such doubled fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

Section 3. Section 20E.50.045 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.50.045 Permit Fees

Any person desiring a permit required by this code shall, at the time of filing an application therefore, pay a fee as specified by the fee schedule adopted pursuant to Section 20F.20.035.

Section 4. Section 20E.60.030(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.60.030(05) Section 20.7 Cost of Permit - Amended

Section 20.7 of Part One of said Uniform Plumbing Code is amended to read as follows:

Section 20.07 Cost of Permit. Every applicant for a permit to do work regulated by the code shall state in writing on the application form provided for that purpose, the character of work proposed to be done and the amount and kind in connection therewith, together

with such information, pertinent thereto as may be required.

Such applicant shall apply for each permit issued at the time of issuance, a fee in accordance with the fee schedule adopted pursuant to Section 20F.20.035.

Any person who shall commence any work for which a permit is required by this code without first having obtained a permit therefore shall, if subsequently permitted to obtain a permit, pay double the permit fee fixed by this section for such work, provided, however, that this provision shall not apply to emergency work when it shall be proved to the satisfaction of the Administrative Authority that such work was urgently necessary and that it was not practical to obtain a permit therefore before the commencement of the work. In all such cases a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such permit, a double fee as herein provided shall be charged.

For the purposes of this section, a sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached shall be construed to be a fixture. Fees for reconnection and retest of existing plumbing systems in relocated buildings shall be based on the number of plumbing fixtures, gas systems, water heaters, etc., involved.

When interceptor traps or house trailer site traps are installed at the same time as a building sewer on any lot, no sewer permit shall be required for the connection of any such trap to an appropriate inlet fitting provided in the building sewer by the permittee constructing such sewer.

When a permit has been obtained to connect an existing building or existing work to the public sewer or to connect to a new private disposal facility, back filling or private sewage disposal facilities abandoned consequent to such connection is included in the building sewer permit.

Section 5. Section 20E.70.080 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.70.080 Plan-Checking Fee

For clearing, the fee shall be based on the area to be cleared, except no plan-check fee for clearing will be charged where the area is to be graded under a grading permit. For excavation, grading, and fill on the same site, the fee shall be based on the volume of the excavation or fill, whichever is greater. Before accepting a set of plans and specifications for checking, the director shall collect a plan-checking fee. Separate permits and fees shall apply to retaining walls or major drainage structures as indicated in the Uniform Building Code. There shall be no separate charge for standard terrace drains and similar facilities. The amount of the plan-checking fee for clearing/grading plans shall be as set forth in the schedule of fees adopted pursuant to Section 20F.20.035.

The plan-checking fee for a clearing/grading permit authorizing additional work to that under a valid permit shall be the difference between such fee paid for the

original permit and the fee specified for the entire project on said fee schedule.

Section 6. Section 20E.70.090 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20E.70.090 Clearing/Grading Permit Fees

A fee for each clearing/grading permit shall be paid to the director as set forth in the fee schedule adopted pursuant to Section 20F.20.035. The fee for a grading/clearing permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee specified for the entire project on said schedule.

Section 7. Section 20F.20.050(15) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20F.20.050(15) Application and Inspection Fees -

(a) Fee Schedule - The schedule of fees adopted pursuant to Section 20F.20.035 shall govern assessment of fees to cover costs incurred by the City in considering action on the land use and development applications.

(b) Fee Administration - An application fee consisting of the appropriate itemized costs from the fee schedule shall be collected from the applicant and receipted by the City prior to taking any action on an application. A final inspection fee, consisting of the appropriate components from the fee schedule shall be collected from the applicant and receipted by the City prior to undertaking any steps to check plans of construction drawings, inspect improvements or authorize final project approval or occupancy. If at any time an applicant withdraws an application from the approval process prior to final approval, those itemized costs not incurred to any extent by the City shall be refunded as determined by the Code Administrator. In the event that actions of an applicant result in the repetition of the reviews, inspections and other steps in the approval process, those items repeated shall be charged to and paid by the applicant according to the fee schedule prior to any further processing of the application by the City. Applicants seeking approval of multiple applications which are processed simultaneously, whereby single review costs are reduced, shall be charged the larger of the itemized costs from the fee schedule as determined by the Code Administrator. The fee for any inspection shall be the larger of the totals computed on a lot, per acre or per application basis. The fee for any single application shall be the smaller of the totals computed on a per lot, per acre, or per application basis.

(c) Fee Waivers - The fee for applications made by public agencies will be waived.

Section 8. The proposed revised fees set forth on the following exhibits attached hereto are hereby approved

and said exhibits are incorporated herein as if set forth in full:

- Exhibit A - Application Fees
- Exhibit B - Inspection Fees
- Exhibit C - Building Permit Fees
- Exhibit D - Electrical Permit Fees
- Exhibit E - Mechanical Fees
- Exhibit F - Plumbing Fees
- Exhibit G - Clearing and Grading Fees

Section 9. This ordinance shall be in full force and effect five (5) days after passage and publication by posting as provided by law.

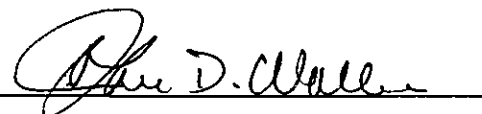
CITY OF REDMOND

  
MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:

  
CITY CLERK, PAUL F. KUSAKABE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK:	March 11, 1982
PASSED BY THE CITY COUNCIL:	March 16, 1982
SIGNED BY THE MAYOR:	March 16, 1982
POSTED:	March 18, 1982
EFFECTIVE DATE:	March 23, 1982

EXHIBIT A

APPLICATION FEES

FEE (In Dollars)	Subdivision	Special Development Permit	General Development Permit	Short Subdivision	Shoreline Permit	Variance	Site Plan Review (Bldg. Permit)	Right-of-Way Vacation	Annexation	Development Guide Amendment	Zoning Map Amendment
Staff Review	377+ 6/lot or 25/ac	350	125	100+ 12/lot	226	50		50	350	226	226
Design/Site Plan Review											
up to 39,999 sq. ft.							100				
99,999							150				
199,999							200				
200,000+							250				
Public Hearing	50	50	(50- If Req'd)	(50- If Req'd)	(50- If Req'd)	50		50	50	50	50
Application Approval	50	100						100	100	100	
TOTAL	477+ 6/lot or 25/ac	500	125 (140)	100+ 12/lot	226 (276)	100		100	500	376	376

INSPECTION FEES

	Subdivision	Special Development Permit	General Development Permit	Short Subdivision
Plan Review				40
Pre-Construction Conference				30
INSPECTION				80
TOTAL	*See Note #1	*See Note #2	*See Note #2	150

Note #1 - A fee of 5% of the proposed improvement costs including street improvements and utilities (water, sanitary sewer and storm drainage) is required prior to the commencement of any review of final construction drawings.

Note #2 - A fee of 60% of the basic building permit fee is required.

BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$10.00
\$501.00 to \$2,000.00	\$10.00 for the first \$500.00 plus \$1.50 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$32.50 for the first \$2,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000
\$25,001.00 to \$50,000.00	\$170.50 for the first \$25,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$283.00 for the first \$50,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$433.00 for the first \$100,000.00 plus \$2.50 for each additional \$1,000.00 or fraction thereof

OTHER INSPECTION FEES:

1. Inspections outside of normal business hours . . . . . \$15.00/hr (minimum charge -- two hours)
2. Reinspection fee assessed under provisions of Section 305(g) . . . . . \$15.00 ea
3. Inspections for which no fee is specifically indicated (minimum charge -- one-half hour). . . . . \$15.00/hr
4. Additional plan review required by changes additions or revisions to approved plans. . . . . \$15.00/hr (minimum charge -- one-half hour)
5. A plan check fee is charged to cover the cost for Fire Department review of plans for new construction and additions or modifications to existing buildings. The fee will be collected at the same time as the building permit fee. The fee collected will be 10% of the building permit fee with a minimum charge of ten (\$10.00) dollars.



EXHIBIT D

ELECTRICAL FEE SCHEDULE

Single Family Residence

Service A M P

0 - 200	\$ 35.00
201 - 400	55.00
401 - 600	85.00
601 - over	100.00

Temporary Service

0 - 200	\$ 20.00
201 - 400	40.00
401 - 600	80.00
601 - over	100.00

Multi-Family Residence

Fee Per Cost of Electrical Job

\$ 250.00 or less	\$ 30.00
251.00 - \$ 1,000.00	20.00 plus 3½% of contract cost
1,001.00 - 5,000.00	30.00 plus 2½% of contract cost
5,001.00 - 100,000.00	60.00 plus 2% of contract cost
100,001.00 - 200,000.00	80.00 plus 1½% of contract cost
200,001.00 - over	100.00 plus ½% of contract cost

Commercial Buildings

Same as Multi-Family

MECHANICAL PERMIT FEES

1. For the issuance of each permit. . . . . \$10.00
2. For issuing each supplemental permit . . . . . 3.00

UNIT FEE SCHEDULE

1. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h . . . . . 6.00
2. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 100,000 Btu/h. . . . . 7.50
3. For the installation or relocation of each floor furnace, including vent. . . . . 6.00
4. For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater. . . . . 6.00
5. For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit. . . . . 3.00
6. For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by this code. . . . . 6.00
7. For the installation or relocation of each boiler or compressor to and including three horsepower or each absorption system to and including 100,000 Btu/h. . . . . 6.00
8. For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or each absorption system over 100,000 Btu/h and including 500,000 Btu/h. . . . . 11.00
9. For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 Btu/h to and including 1,000,000 Btu/h. . . . . 15.00
10. For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,000 Btu/h to and including 1,750,000 Btu/h. . . . . 22.50

- 11. For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 Btu/h. . . . . 37.50
- 12. For each air-handling unit to and including 10,000 cubic feet per minute including ducts attached thereto. . . . . 4.50  
NOTE: This fee shall not apply to an air-handling unit which is a portion of a factory assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this code.
- 13. For each air-handling unit over 10,000 cfm. . . . . 7.50
- 14. For each evaporative cooler other than portable type. . . . . 4.50
- 15. For each ventilation fan connected to a single duct. . . . . 3.00
- 16. For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit . . . . . 4.50
- 17. For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood . . . . . 4.50
- 18. For the installation or relocation of each domestic-type incinerator. . . . . 7.50
- 19. For the installation or relocation of each commercial or industrial-type incinerator . . . . . 30.00
- 20. For each appliance or piece of equipment regulated by this code but not classed in other appliance categories or for which no other fee is listed in this code. . . . . 4.50
- 21. When Chapter 22 is applicable (see Section 103), permit fees for fuel-gas piping shall be as follows:  
  - For each gas-piping system of one to four outlets . . . . . 2.00
  - For each gas-piping system of more than four outlets, per outlet. . . . . 0.50

OTHER INSPECTION AND FEES:

- 1. Inspections outside of normal business hours. \$15.00/hr (minimum charge -- two hours)
- 2. Reinspection fee assessed under provisions of Section 305(f). . . . . \$15.00/ea
- 3. Inspections for which no fee is specifically indicated. . . . . \$15.00/hr

4. Additional Plan Review required by changes, additions or revisions to approved plans. . . . \$15.00/hr (minimum charge -- one-half hour)

Identical to fees adopted in the Uniform Mechanical Code

PLUMBING PERMIT FEES

For issuing each permit . . . . .	\$10.00
In addition--	
For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection therefore) . . . . .	2.50
For each building sewer and each trailer park sewer . . . . .	5.00
Rainwater system -- per drain (inside building) . . . . .	2.00
For each cesspool. . . . .	5.00
For each private sewage disposal system . . . . .	50.00
For each commercial use sewage disposal system . . . . .	75.00
For each water heater and/or vent . . . . .	2.00
For each gas piping system of one (1) to four (4) outlets . . . . .	2.00
For each gas piping system of five (5) or more per outlet . . . . .	.50
For each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps . . . . .	2.00
For installation, alteration or repair of water piping and/or water treatment equipment . . . . .	2.00
For repair or alteration of drainage or vent piping . . . . .	2.00
For each lawn sprinkler system on any one meter, including back flow protection devices therefore . . . . .	2.00
For vacuum breakers or backflow unprotective devices on tanks, vats, etc. or for installation on unprotected plumbing fixtures, including necessary water piping -- one (1) to four (4) . . . . .	2.00
Five (5) or more, each . . . . .	.50
Septic repair - residential . . . . .	20.00

Identical to fees adopted in the Uniform Plumbing Code

CLEARING/GRADING FEESPLAN-CHECKING FEE

For clearing, the fee shall be based on the area to be cleared, except no plan-check fee for clearing will be charged where the area is to be graded under a grading permit. For excavation, grading, and fill on the same site, the fee shall be based on the volume of the excavation or fill, whichever is greater. Before accepting a set of plans and specifications for checking, the director shall collect a plan-checking fee. Separate permits and fees shall apply to retaining walls or major drainage structures as indicated in the Uniform Building Code. There shall be no separate charge for standard terrace drains and similar facilities. The amount of the plan-checking fee for clearing/grading plans shall be as set forth in Tables A and B.

The plan-checking fee for a clearing/grading permit authorizing additional work to that under a valid permit shall be the difference between such fee paid for the original permit and the fee shown for the entire project.

Table A - Clearing Plan-Checking Fees

3,000 sq. ft. to 1 acre . . . . .	\$10.00
1 acre or more . . . . .	\$10.00 + \$1/acre

Table B - Grading-Land Fill-Dredging Plan-Checking Fees

50 cubic yards or less . . . . .	No fee
51 to 100 cubic yards . . . . .	\$10.00
101 to 1000 cubic yards . . . . .	15.00
1001 to 10,000 cubic yards . . . . .	20.00
10,001 to 100,000 cubic yards - \$20 for the first 10,000 cubic yards plus \$10 for each additional 10,000 cubic yards or fraction thereof.	
100,001 to 200,000 cubic yards - \$110.00 for the first 100,000 cubic yards plus \$6 for each additional 10,000 cubic yards or fraction thereof.	
200,001 cubic yards or more - \$170 for the first 200,000 cubic yards, plus \$3 for each additional 10,000 cubic yards or fraction thereof.	

CLEARING/GRADING PERMIT FEES

A fee for each clearing/grading permit shall be paid to the director as set for in Tables C and D. The fee for a grading/clearing permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

Table C - Clearing Permit Fees

3,000 sq. ft. to 1 acre . . . . .	\$10.00
1 acre or more . . . . .	10.00 + \$2/acre

CLEARING/GRADING FEES

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Table D - Grading/Filling/Dredging Permit Fees

50 cubic yards or less . . . . .	\$10.00
51 to 100 cubic yards . . . . .	15.00
101 to 1000 cubic yards - \$15 for the first 100 cubic yards, plus \$7 for each addi- tional 100 cubic yards or fraction thereof.	
1001 to 10,000 cubic yards - \$78 for the first 1000 cubic yards, plus \$6 for each additional 1000 cubic yards or fraction thereof.	
10,001 to 100,000 cubic yards - \$132 for the first 10,000 cubic yards or frac- tion thereof.	
100,001 cubic yards or more - \$375 for the first 100,000 cubic yards, plus \$15 for each additional 10,000 cubic yards or fraction thereof.	