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ORDINANCE NO. 500 APPROVING A REQUEST BY WALLA WALLA COUNTY FOR THE ADOPTION OF UPDATED COMMUNITY DEVELOPMENT FEE SCHEDULES FOR BUILDING, FIRE, AND PLANNING PERMITS, RESULTING IN AMENDMENTS TO WALLA WALLA COUNTY CODE CHAPTER 3.08 AND TITLE 15.

Auditor File Number(s) of document being assigned or released:

Grantor

1. **Walla Walla County Commissioners**
- 2.
- 3.

Additional names on page ____ of document.

Grantee

1. **The Public**
- 2.
- 3.

Additional names on page ____ of document.

Legal description (i.e.: lot and block or section township and range)

n/a

Additional legal is on page ____ of document.

Assessors Parcel Numbers

n/a

Additional parcel number is on page ____ of document.

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**BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON**

ORDINANCE NO. 500

APPROVING A REQUEST BY WALLA WALLA COUNTY FOR THE ADOPTION OF UPDATED COMMUNITY DEVELOPMENT FEE SCHEDULES FOR BUILDING, FIRE, AND PLANNING PERMITS, RESULTING IN AMENDMENTS TO WALLA WALLA COUNTY CODE CHAPTER 3.08 AND TITLE 15.

WHEREAS, RCW 36.32.120 authorizes the Board of County Commissioners to establish a fee schedule to recover some portion of the cost of processing land use planning applications; and

WHEREAS, land use applications have become increasingly complicated and contentious, requiring more County staff time to perform duties required by State Law and the Walla Walla County Code; and

WHEREAS, Walla Walla County last reviewed and adjusted building and fire permit fees in 2020; and

WHEREAS, Walla Walla County last reviewed and adjusted land development application fees in 2019; and

WHEREAS, the Walla Walla County planning, building and fire permit fees do not currently compensate the County for its costs of processing applications, inspecting, and reviewing plans, or preparing detailed statements as required by chapter 43.21C RCW; and

WHEREAS, the following findings of fact and conclusions of law are hereby made:

Findings of Fact

1. The County last updated its Land Development Application fee table in 2019, with Ordinance 475. These fees are intended to cover land use planning costs.
2. The County last amended its building and fire code fee schedule in 2020, with Ordinance 482.
3. The current building, fire, and planning fees do not adequately compensate the County for its processing of applications as presented by the Community Development Director.
4. The planning fee updates are based on current staff costs, overhead/indirect costs, and the estimated time and costs for processing each type of application as shown in the December 11 and 26, 2023, Staff Reports.
5. The Board of County Commissioners reviewed the proposed fee updates in a workshop meeting on December 11, 2023.
6. Resolution No. 23-258 signed by the Board of County Commissioners on December 11, 2023, set the date and time of the Public Hearing for Tuesday, December 26, 2023, beginning at 10:00 AM.



7. A Notice of Public Hearing was issued December 13, 2023. This notice was published in the Tri-City Herald, Walla Walla Union Bulletin, and The Times (Waitsburg), and on the County website.

Conclusions of Law

1. The proposed fee schedules ensure that the Community Development Department is compensated for minimum costs associated with building, fire, and planning permit services.
2. The proposed fees will not charge applicants more than the costs of reviewing and processing applications, and preparing detailed statements as required by Chapter 43.21C RCW.

WHEREAS, the Board of County Commissioners held a public hearing on December 26, 2023, for the purpose of receiving testimony for and/or against the proposed fees; and

NOW THEREFORE,

BE IT ORDAINED, by the Walla Walla County Board of County Commissioners that, based on findings of fact and conclusions of law above, the following amendments are made to the Walla Walla County Code:

Section 1. Amendments to WWCC Chapter 3.08

Amend WWCC Chapter 3.08 to establish updated Community Development fee schedules as shown in Exhibit A, Section I.

Section 2. Deletions of Sections of WWCC Chapter 15.04 and Tables 9A-9G

The following sections as shown on Exhibit A, Section II, are deleted from Title 15, as they are being replaced with new sections in Chapter 3.08:

Section 15.04.032, Section 15.04.033, and Tables 9A-9G.

Section 3. Amendments to WWCC 15.04.031

Amend WWCC 15.04.031 as shown below.

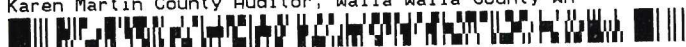
15.04.031 - Work commencing before permit issuance.

Any person who commences work on a building, structure, site grading, plumbing, mechanical system, gas line, or other activity prior to obtaining a permit required by this code shall be subject to an investigation fee. The investigation fee shall be equal to the permit fee set forth in Chapter 3.08, resulting in a double fee ~~Tables 9A through 9G, at the end of this title.~~

Section 4. Amendment to WWCC 15.04.036

Amend WWCC 15.04.036 as shown below.

15.04.036 - Application fee.



An application fee, as established in Chapter 3.08~~shown on Table 9A~~, shall be required to be paid at the time of submittal for all building permit applications requiring plan review. The application fee shall be paid at the time of permit application. A permit fee deposit, as established in Chapter 3.08~~shown on Table 9A~~, shall be required at time of submittal for building permit applications requiring plan review. The permit fee deposit shall be applied toward the final building permit fee at the time of permit issuance and full payment by the applicant. If a permit application is withdrawn or expires after approval, the application fee and the permit fee deposit is non-refundable. Application fees must be paid when an application is accepted by the community development department as substantially complete. An application is considered vested once the application fee is paid.

Section 5. Amendment to WWCC 15.04.050

Amend Section 15.04.050 as shown below.

15.04.050 - Permit fees.

Permit Fees. The fee for permits required by the Walla Walla building code shall be as defined in Chapter 3.08 ~~this title~~ or as otherwise adopted by the board of county commissioners and ~~prescribed in Tables 9-A through 9-G, at the end of this title.~~

The value of building construction costs shall be based on the building valuation data in the Building Safety Journal magazine published by the International Code Council. Valuation data will be updated semi-annually based on the tables published by the International Code Council.

Exceptions:

~~The building official may make adjustments to the published square footage costs to reflect actual local or regional construction costs when such differences can be substantiated with verifiable data.~~

Section 6. Amendment to WWCC 15.04.060

Amend WWCC 15.04.060 as shown below.

15.04.060 - Moving dwellings and accessory buildings.

A. Any dwelling or accessory building proposed to be moved into Walla Walla County must be structurally sound. Structural defects must be corrected.

After relocation, the dwelling must be in substantial conformance with fire and life safety requirements of the current building code. This may include, but is not limited to:

1. Smoke alarms installed and interconnected where technically feasible;
2. Egress windows;
3. Stair landings, railings and guardrails;
4. Fire rated assemblies; and
5. Minimum requirements for sanitation, ventilation, heat and light.



Some requirements may be considered and modified on a case-by-case basis at the discretion of the building official where deemed not technically feasible.

B. Procedure.

1. Dwellings must be inspected prior to relocation within or into the county. If the dwelling is within Walla Walla County, ~~or outside of Walla Walla County but within seventy road miles of the City of Walla Walla,~~ inspections will be performed by a Walla Walla County building inspector at the cost of the applicant. All dwellings outside of the County ~~the above defined area will be required to~~ must be inspected by an ICC certified building inspector or a licensed engineer, at the cost of the applicant, to verify structural integrity and compliance with all Washington state and Walla Walla county codes pertaining to a moved dwelling;
2. The county will notify the originating jurisdiction, as appropriate, if the building can be permanently relocated to a county location;
3. The homeowner must receive separate approval from the originating jurisdiction to move the building over and across public rights-of-way;
4. The homeowner must receive approval from county public works to move the building over and across county rights-of-way;
5. Prior to placement of any structure on a county land parcel, a building permit must be reviewed and approved.

C. Building Permit Fee and Procedure.

1. The owner or owner's authorized agent must submit a complete application, site plan and a PDF copy of construction details for foundation and other requirements specified in the pre-location inspection.
2. Fees are as set forth in Chapter 3.08 Tables 9-A and 9-G, ~~at the end of this title.~~

Section 7. Amendment to WWCC 15.04.100.

Amend Section 15.04.100, as shown below.

15.04.100 - Mechanical permits—Fees.

Every applicant for a mechanical permit to do work regulated by this code shall pay for each permit the fee as set forth in Chapter 3.08 Table 9-E, ~~at the end of this title.~~ Any person who commences any work without first obtaining a permit shall, if subsequently granted a permit, pay double the permit fee for work conducted, however, these provisions shall not apply to emergency work where it is not practical to obtain a permit before commencement of the work.

Section 8. Amendment to WWCC 15.04.140(C) and(D).

Amend Section 15.04.40(C) and (D) as shown below.

C. Every applicant for a fireworks sale stand shall first obtain a permit and pay the fee established in Chapter 3.08 Table 9-B, ~~at the end of this title.~~ Fireworks may be offered for sale by permittees, and may be discharged only between the hours of nine a.m. and eleven p.m. on July 1st, 2nd and 3rd, between the hours of nine a.m. on July 4th and twelve a.m. on July 5th. Fireworks may be offered for sale by permittees between the



hours of nine a.m. and eleven p.m. on December 29th and 30th, and between the hours of nine a.m. on December 31st and one a.m. on January 1st and may be discharged only between the hours of nine a.m. on December 31st and one a.m. on January 1st.

D. Every applicant for a fire operational permit shall first obtain a permit and pay the fee established in Chapter 3.08 Table 9-G. Operational permits are issued on an annual basis based on the month each permit is issued. The annual renewal fee shall be equal to the operational fees shown in Chapter 3.08 Table 9-G.

Section 9. Amendment to WWCC 15.04.142(D).

Amend Section 15.04.142(D) as shown below.

D. Fees for residential burns shall be as set forth in Chapter 3.08 Table 9-G, ~~at the end of this title. Permits will be valid for the calendar year in which they are issued.~~ A single residential burn permit may be issued for up to two land parcels, if under the same ownership.

Section 10. Amendment to WWCC 15.04.160.

Amend Section 15.04.160 as shown below.

15.04.160 - Plumbing permits—Fees.

Every applicant for a plumbing permit to do work regulated by this code shall pay for each permit, the fee as set forth in Chapter 3.08 Table 9-D, ~~at the end of this title.~~ Any person who commences any work without first obtaining a permit shall, if subsequently permitted to obtain a permit, pay double the permit fee for work conducted, however, these provisions shall not apply to emergency work where it is not practical to obtain a permit before commencement of the work.

Section 11. Amendment to WWCC 15.04.440.

Amend Section 15.04.440 as shown below.

15.04.440 - Fees.

Fees shall be assessed in accordance with Chapter 3.08 Table 9-C, ~~at the end of this title.~~

Section 12. Amendment to WWCC 15.08.050.

Amend Section 15.08.050 as shown below.

15.08.050 - Installation permit fees.

A. Fees for installation of manufactured homes and commercial coaches shall be as specified in Chapter 3.08 Table 9-A, ~~at the end of this title.~~

B. An investigation fee equal to the normal placement fee shall be added to the cost of the permit if a manufactured home or commercial coach is moved onto a site and/or set up before the installation permit has been requested, reviewed and approved.

Section 13. Amendment to WWCC 15.08.070(C).

Amend Section 15.08.070(C) as shown below.



15.08.070 Temporary installation during construction.

- C. The temporary installation permit shall not be issued until the fee specified in ~~Table 9-B Chapter 3.08 at the end of this title~~ has been paid and the building permit for the permanent dwelling or commercial structure has been obtained.

Section 14. Amendment to WWCC 15.08.075.

Amend Section 15.08.075(I) as shown below.

15.08.075 Installation standards for recreational vehicles used as primary residence.

- I. An installation permit that meets the criteria of this subsection must receive approval by the building official prior to occupancy. The building official may require and perform such inspections as necessary to determine compliance with this subsection. Fees for installation of recreational vehicles shall be as specified in Chapter 3.08. Table 9-B, ~~at the end of this title.~~

Section 15. Effective Date. This ordinance is effective immediately upon adoption.

Section 16. Savings and Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section 17. Publication. This ordinance will be published by an approved summary consisting of the title.

PASSED by the Walla Walla County Board of County Commissioners in regular session at Walla Walla, Washington, then signed by its membership and attested by its Clerk in authorization of such passage this 16th day of January 2024.

Approved this 16th Day of January 2024.

Attest:


Diane L. Harris, Clerk of the Board


Todd L. Kimball, Chairman, District 2


Gunner Fulmer, Commissioner, District 3


Jennifer R. Mayberry, Commissioner, District 1

*Constituting the Board of County Commissioners
of Walla Walla County, Washington*

Approved as to form:


Jesse D. Nolte, Chief Civil Deputy Prosecuting Attorney

Exhibit A:

Section I. Amendments to WWCC Chapter 3.08

CHAPTER 3.08 LAND DEVELOPMENT COMMUNITY DEVELOPMENT APPLICATION FEES

3.08.010 Applicability.

The ~~planning &~~ Community Development Department shall require filing fees in the amounts established below herein for building, fire, planning, and other development permit applications and related services. the following applications:

Application	Fee
Accessory Dwelling Unit	\$285.00
Appeal of Administrative Decision	\$998.00
Appeal of Hearing Examiner Decision	\$532.00
Reconsideration of Hearing Examiner Decision	\$745.00
Binding Site Plan: 4 lots or less	\$713.00
Binding Site Plan Alteration	\$482.00
Binding Site Plan, Minor Revision	\$367.00
Binding Site Plan: 5 or more lots	\$1,425.00
Boundary Line Adjustment	\$285.00
Code Interpretation	No Fee
Comprehensive Plan Amendment: (\$3,250.00 will be returned if application does not continue to final docket)	\$3,750.00
Conditional Use Permit	\$1,425.00
Administrative Conditional Use Permit Amendment/Extension	\$190.00
Conditional Use Permit – Amendment/Extension – Hearing Examiner	\$1,425.00
Coordinated Water System Plan Amendment	No Fee
Critical Areas Permit	\$143.00
Development Agreement	\$713.00
Environmental Impact Statement	Actual Cost
Final Plat	\$570.00
Final Plat Alteration	\$1,343.00
Flood Plain Permit	\$313.00
Forest Practices Moratorium	\$190.00
Home Occupation – Type 1	\$143.00
Home Occupation – Type 2	\$330.00



Innocent Purchaser	\$285.00
Large Lot Subdivision	\$713.00
Legal Lot Determination	\$283.00
Pre-Application Meeting	No Fee
Preliminary Plat: 15 lots or less	\$1,425.00
Preliminary Plat: 16 to 50 lots	\$1,705.00
Preliminary Plat: more than 50 lots	Enter into a Memorandum of Understanding with Walla Walla County that includes cost recovery provisions and timelines for review
Preliminary Plat – Major Revision	\$1,343.00
Preliminary Plat – Minor Revision	\$367.00
Planned Unit Development	\$1,425.00
Quarry in designated mineral lands	\$428.00
Rezone – Site Specific/Area-wide	\$1,425.00
Shoreline Exemption	\$143.00
Shoreline Management Substantial Development Permit	\$1,425.00
Shoreline C.U.P.	\$1,657.00
Shoreline Variance	\$1,657.00
Short Plat	\$713.00
SEPA Checklist – Non Exempt Short Plat	\$267.00
Final Short Plat Alteration	\$482.00
Short Plat Affidavit of Correction	\$367.00
Site Development Permit	\$570.00
Temporary Mobile Home Placement (medical hardship)	See building fee table 9B in Title 15
Variance – Hearing Examiner	\$1,425.00
Variance – Administrative	\$428.00
Variance – Administrative – Side and Rear Yard Adjustment	\$277.00
Winery/Brewery Permit	\$315.00
Zoning Code Text Amendment	\$1,425.00
All Other Development Applications (example: SEPA)	\$570.00
Technology Fee	3.0%
Renewal Fee	\$35.00

3.08.020 Refunds.

A. All planning and land use fees are nonrefundable except in cases when the processing of an application was terminated prior to the incurring of substantial administrative expenses. Refunds shall be made at the direction of the planning director.

B. The director may authorize the refunding of not more than eighty percent of the building or fire permit fee paid when no work has been done.



C. Building and Fire Plan Review fees are nonrefundable if review has begun. The director may authorize refunding of not more than eighty percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any review is done.

D. The director may authorize refunding of any fee, under provisions of this code, which was erroneously paid or collected.

3.08.030 Transcription costs.

When an application for writ of review in Superior Court is made from any decision involving the application types listed in ~~Section 3.08.010~~ this Chapter, the cost of transcription of all records ordered certified by a court for review shall be borne by the appellant.

3.08.040 Action.

No action or review shall be taken ~~on proceedings before the planning commission~~ until application fees have been paid in full.

3.08.050 Double fee for work commencing before permit approval.

Double fees will be charged for all work or use commencing before approval or issuance of a permit, where any permit or approval is required by the County's Development Regulations, which include Titles 15, 16, 17, and 18. These penalty fees are necessary to recoup investigation and processing costs which exceed typical permit processing, review, and inspection costs. ~~actions which have resulted from a violation of the zoning ordinance, Shoreline Management Program, subdivision and short plat ordinances, or county SEPA ordinance.~~

3.08.060 Posting of fees.

The schedule of fees shall be posted in the office of the Community Development Department ~~director of planning~~ and may be altered or amended only by the board of county commissioners.

3.08.065 Publication costs.

Publication costs for legal notices shall be borne by the applicant in addition to other costs and fees which apply. Failure to pay publication costs may result in a suspension of application processing.



3.08.070 Severability.

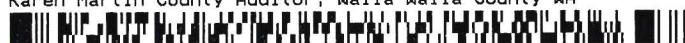
If any provision of this chapter or its application, any person or legal entity or circumstances, is held invalid, the remainder of the chapter or application of the provisions to other persons or legal entities or circumstances shall not be affected.

3.08.100 Preapplication and Miscellaneous Planning Fees

<u>TYPE</u>	<u>FEE</u>
<u>Application/Project Change</u>	<u>\$150</u>
<u>Informal Technical Review Committee or Staff Consultation (30 minutes)</u>	<u>No Cost</u>
<u>Pre-application Meeting (fees will be applied to application fees if submitted within one year)</u>	<u>\$295</u>
<u>Revision Review (charged after first round, if requested revisions are not made and additional reviews are required)</u>	<u>\$150</u>
<u>Technology Fee</u>	<u>3.0%</u>
<u>Work or operations commencing before permit approval and issuance</u>	<u>Double Fee</u>
<u>Zoning Confirmation Letter</u>	<u>\$150</u>

3.08.110 Planning Application Fees

<u>TYPE</u>	<u>FEE</u>
<u>Accessory Dwelling Unit</u>	<u>\$620</u>
<u>Appeal of Administrative Decision</u>	<u>\$1,500 + actual Hearing Examiner costs over \$975</u>
<u>Appeal of Hearing Examiner Decision</u>	<u>\$520</u>
<u>Binding Site Plan</u>	<u>\$1,300</u>
<u>Binding Site Plan Alteration</u>	<u>\$980</u>
<u>Binding Site Plan, Minor Revision</u>	<u>\$750</u>
<u>Boundary Line Adjustment</u>	<u>\$770</u>
<u>Code Interpretation</u>	<u>No Fee</u>
<u>Comprehensive Plan Amendment (\$8,000 will be returned if application is not placed on Final Docket)</u>	<u>\$12,000</u>
<u>Conditional Use Permit or Amendment</u>	<u>\$3,100 + actual Hearing Examiner costs over \$1,150</u>
<u>Coordinated Water System Plan Amendment</u>	<u>No Fee</u>
<u>Critical Areas Permit</u>	<u>\$850</u>
<u>Development Agreement</u>	<u>\$3,500 + actual Hearing Examiner costs over \$1,150</u>
<u>Final Plat</u>	<u>\$795</u>



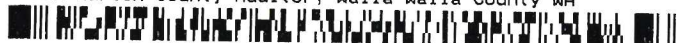
<u>Final Plat Alteration</u>	<u>\$2,770</u>
<u>Floodplain Permit</u>	<u>\$800</u>
<u>Home Occupation - Type 1</u>	<u>\$480</u>
<u>Home Occupation - Type 2</u>	<u>\$900</u>
<u>Innocent Purchaser</u>	<u>\$900</u>
<u>Large Lot Subdivision</u>	<u>\$1,310</u>
<u>Legal Lot Determination</u>	<u>\$650</u>
<u>Medical Hardship (AC) Temporary Mobile Home Placement, planning approval</u>	<u>\$440</u>
<u>Preliminary Plat: 15 lots or less</u>	<u>\$3,100 + actual Hearing Examiner costs over \$1,150</u>
<u>Preliminary Plat: 16 to 50 lots</u>	<u>\$3,500 + actual Hearing Examiner costs over \$1,150</u>
<u>Preliminary Plat: more than 50 lots</u>	<u>Enter into a Memorandum of Understanding with Walla Walla County that includes cost recovery provisions and timelines for review.</u>
<u>Preliminary Plat - Major Revision</u>	<u>\$3,500 + actual Hearing Examiner costs over \$1,150</u>
<u>Preliminary Plat - Minor Revision</u>	<u>\$750</u>
<u>Preliminary Plat - Planned Unit Development</u>	<u>\$3,500 + actual Hearing Examiner costs over \$1,150</u>
<u>Quarry in designated mineral lands (administrative CUP)</u>	<u>\$790</u>
<u>Reconsideration of Hearing Examiner Decision</u>	<u>\$1,700 + actual Hearing Examiner costs over \$1,150</u>
<u>Rezone - Site Specific or Area-wide</u>	<u>\$3,500 + actual Hearing Examiner costs over \$1,150</u>
<u>Shoreline Conditional Use Permit or Variance</u>	<u>\$3,500 + actual Hearing Examiner costs over \$1,150</u>
<u>Shoreline Exemption</u>	<u>\$785</u>
<u>Shoreline Exemption – Fish Habitat</u>	<u>No Fee</u>
<u>Shoreline Substantial Development Permit</u>	<u>\$3,100 + actual Hearing Examiner costs over \$1,150</u>
<u>Short Plat</u>	<u>\$1,310</u>



<u>Short Plat, Affidavit of Correction</u>	<u>\$750</u>
<u>Final Short Plat Alteration</u>	
<u>SEPA Checklist Review</u>	<u>\$1,900</u>
<u>SEPA Checklist Review, Non-Exempt Short Plat</u>	<u>\$700</u>
<u>SEPA Environmental Impact Statement</u>	<u>Actual Cost</u>
<u>Site Development Permit</u>	<u>\$1,200</u>
<u>Type 1, other</u>	<u>\$750</u>
<u>Type 2, other</u>	<u>\$1,200</u>
<u>Type 3, other</u>	<u>\$3,100 + actual Hearing Examiner costs over \$1,150</u>
<u>Variance - Hearing Examiner</u>	<u>\$3,100 + actual Hearing Examiner costs over \$1,150</u>
<u>Variance - Administrative</u>	<u>\$900</u>
<u>Variance – Administrative, Side and Rear Yard Adjustment</u>	<u>\$700</u>
<u>Winery/Brewery Permit</u>	<u>\$825</u>
<u>Zoning Code Text Amendment</u>	<u>\$7,500</u>

3.08.200 Building and Fire Application, Inspection, and Review Fees

<u>TYPE</u>	<u>DESCRIPTION</u>	<u>FEE</u>
<u>Base Application Fee</u>		<u>\$75</u>
<u>Compliance/safety permits and inspections (building evaluations, changes in use without remodeling)</u>		<u>\$175 + \$75 per hour for research, inspection, and review.</u>
<u>Inspection Fee</u>		<u>\$125</u>
<u>Permit Fee Deposit</u>		<u>Estimated Plan Review Fee</u>
<u>Plan Review</u>		<u>65% of Permit Fee</u>
<u>Project Change/Revision, building location only</u>		<u>\$200</u>
<u>Project Change/Revision, all others</u>		<u>5% of Permit Fee, \$200 minimum</u>
<u>Re-reviews</u>	<u>After first two re-reviews.</u>	<u>\$75 + actual/hourly cost</u>
<u>Re-inspection Fee</u>	<u>Per incident after first two failed inspections of same type.</u>	<u>\$125</u>
<u>Re-located building pre-inspection (within Walla Walla County)</u>		<u>\$175 + \$75 per hour</u>
<u>Staff Hourly Rate</u>		<u>\$75</u>



<u>Special projects/plan review/inspection/overtime, including outside professional plan services by contract reviewers</u>		<u>Actual Cost, \$100/hour minimum rate</u>
<u>State Surcharge</u>		<u>As adopted by Washington State Building Code Council</u>
<u>Stop Work Order (permitted project)</u>	<u>First Incident (by contractor or project)</u>	<u>\$350</u>
<u>Stop Work Order (permitted project)</u>	<u>Repeat Offense, per incident</u>	<u>Double Fee</u>
<u>Stop Work Order, work commencing before permit issuance</u>		<u>Double Fee</u>
<u>Technology Fee</u>		<u>3% of Permit Fee</u>
<u>Temporary Certificate of Occupancy, initial issuance (up to 90 days), residential</u>		<u>\$225</u>
<u>Temporary Certificate of Occupancy, renewal (up to 180 days), residential</u>		<u>5% of Permit Fee, \$75 minimum</u>
<u>Temporary Certificate of Occupancy, initial issuance (up to 90 days), nonresidential/commercial</u>		<u>\$500</u>
<u>Temporary Certificate of Occupancy, renewal (up to 180 days), nonresidential/commercial</u>		<u>5% of Permit Fee, \$75 minimum</u>

3.08.210 Building and Fire Fees, New Construction

The following fees apply to new construction, including additions. Fees are based on the most recent Building Valuation Data (BVD) published by the International Code Council, which is published twice a year.

<u>VALUATION</u>	<u>FEE</u>
<u>\$1.00 - \$500.00 =</u>	<u>\$27.50</u>
<u>\$501.00 - \$2,000.00 =</u>	<u>\$27.50 for the first \$500.00 plus \$3.57 for each additional \$100.00, or fraction thereof, to and including \$2,000.00.</u>
<u>\$2,001.00 - \$25,000.00 =</u>	<u>\$81.02 for the first \$2,000.00 plus \$16.38 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00.</u>
<u>\$25,001.00 - \$50,000.00 =</u>	<u>\$458.35 for the first \$25,000.00 plus \$11.82 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.</u>

<u>\$50,001.00 - \$100,000.00 =</u>	<u>\$753.19 for the first \$50,000.00 plus</u> <u>\$8.19 for each additional \$1,000.00, or fraction thereof,</u> <u>to and including \$100,000.00.</u>
<u>\$100,001.00 - \$500,000.00</u> <u>=</u>	<u>\$1,162.69 for the first \$100,000.00 plus</u> <u>\$6.55 for each additional \$1,000.00, or fraction thereof,</u> <u>to and including \$500,000.00.</u>
<u>\$500,001.00 -</u> <u>\$1,000,000.00 =</u>	<u>\$3,783.49 for the first \$500,000.00 plus</u> <u>\$5.56 for each additional \$1,000.00, or fraction thereof,</u> <u>to and including \$1,000,000.00.</u>
<u>\$1,000,001.00 and up =</u>	<u>\$6,562.24 for the first \$1,000,000.00 plus</u> <u>\$4.27 for each additional \$1,000.00, or fraction thereof.</u>

3.08.220 Building and Fire Fees, Miscellaneous and Flat Permit Fees

<u>TYPE</u>	<u>VALUATION</u>	<u>FEE</u>
<u>Building shell only</u>	<u>BVD, deducted</u> <u>by 20%</u>	<u>(See Valuation Fee Scale)</u>
<u>Communications, meteorological</u> <u>tower, new</u>	<u>BVD</u>	<u>(See Valuation Fee Scale)</u>
<u>Communications, meteorological</u> <u>tower, modifications</u>		<u>\$500</u>
<u>Demolition</u>		<u>\$150 + \$75 per inspection after</u> <u>first one</u>
<u>Foundation replacement</u>	<u>BVD</u>	<u>(See Valuation Fee Scale)</u>
<u>Pole buildings and pre-engineered</u> <u>steel buildings</u>	<u>BVD</u>	<u>(See Valuation Fee Scale)</u>
<u>Mechanical, new construction</u>		<u>15% of Permit Fee</u>
<u>Mechanical, over-the-counter</u>		<u>\$200 + \$75 per inspection after</u> <u>first two</u>
<u>Plumbing, new construction</u>		<u>15% of Permit Fee</u>
<u>Plumbing, over-the-counter</u>		<u>\$200 + \$75 per inspection after</u> <u>first two</u>
<u>Re-roof, residential</u>		<u>\$200 + \$75 per inspection after</u> <u>first two</u>
<u>Re-roof,</u> <u>nonresidential/commercial</u>	<u>Project Cost</u> <u>or BVD</u>	<u>(See Valuation Fee Scale)</u>
<u>Re-siding, residential</u>		<u>\$200 + \$75 per inspection after</u> <u>first two</u>
<u>Re-siding,</u> <u>nonresidential/commercial</u>	<u>Project Cost</u> <u>or BVD</u>	<u>(See Valuation Fee Scale)</u>
<u>Remodel, repair, alteration (not</u> <u>including additions)</u>	<u>Project Cost</u> <u>or BVD</u>	<u>(See Valuation Fee Scale)</u>
<u>Sign, building mounted</u>		<u>\$150 + \$75 per inspection after</u> <u>first one</u>

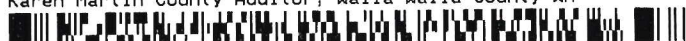
<u>Sign, free standing</u>	<u>Project Cost or BVD</u>	<u>(See Valuation Fee Scale)</u>
<u>Solar array, residential, ground mounted</u>		<u>\$370</u>
<u>Solar array, residential, roof mounted</u>		<u>\$250</u>
<u>Solar array, nonresidential/commercial</u>	<u>Project Cost or BVD</u>	<u>(See Valuation Fee Scale)</u>
<u>Swimming pools, hot tubs</u>		<u>\$200 + \$75 per inspection after first two</u>
<u>Temporary Structure, not otherwise listed</u>		<u>\$225</u>
<u>Tenant Improvements, nonresidential/commercial</u>	<u>Project Cost or BVD</u>	<u>(See Valuation Fee Scale)</u>
<u>Wind turbine foundation</u>	<u>Project Cost or BVD</u>	<u>(See Valuation Fee Scale)</u>
<u>Window replacement</u>		<u>\$200 + \$75 per inspection after first two</u>

3.08.230 Building and Fire Fees, Factory Built Structures

TYPE	FEE
Installation in Mobile/Manufactured Home Park, all types	\$225
Placement of Factory Built Structure (e.g. manufactured home, commercial coach)	\$990
Temporary Placement, nonresidential/commercial	\$300
Temporary Placement, residential	\$225
Temporary Placement, medical hardship	\$525
Title Elimination certificate, within one year of Final Inspection	No Charge.
Title Elimination certificate, all others with permit	\$50
Title Elimination certificate, Compliance Permit	\$175 + \$75 per hour for research, inspection, and review.

3.08.240 Building and Fire Fees, Fire Permits

TYPE	VALUATION	FEE
Burn Permit, annual		\$35
Burn Permit, 3 years		\$70
Fire System Permits/Review (eg. Fire Alarms, Fire Suppression Systems, onsite Fire Supplies)	Project Cost	(See Valuation Fee Scale)



Fireworks Displays		\$150 + \$75 per inspection after first one
Fireworks Stands		\$225
Operational/Other Fire Permits		\$150 + \$75 per inspection after first one

3.08.250 Building and Fire Fees, Grading/Fill Permits

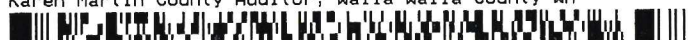
Grading/Fill Permit fees are based on quantity of materials, plus the base application fee and plan review fees.

<u>QUANTITY</u>	<u>PERMIT FEE</u>
<u>50 cubic yards (38.2 m³) or less</u>	<u>\$29</u>
<u>51 to 100 cubic yards (40 m³ to 76.5 m³)</u>	<u>\$47</u>
<u>101 to 1,000 cubic yards (77.2 m³ to 764.6 m³)</u>	<u>\$46.80 for the first 100 cubic yards, plus \$21.06 for each additional 100 cubic yards or fraction thereof.</u>
<u>1,001 to 10,000 cubic yards (765.3 m³ to 7,645.5 m³)</u>	<u>\$236.34 for the first 1,000 cubic yards, plus \$17.55 for each additional 1,000 cubic yards or fraction thereof.</u>
<u>10,001 to 100,000 cubic yards (7,646.3 m³ to 76,455 m³)</u>	<u>\$3394.29 for the first 10,000 cubic yards, plus \$76.05 for each additional 10,000 yards or fraction thereof.</u>
<u>100,001 cubic yards (76,456 m³) or more</u>	<u>\$1,078.74 for the first 100,000 cubic yards, plus \$40.95 for each additional 10,000 cubic yards or fraction thereof.</u>

3.08.260 Building and Fire Fees, Renewal of Expired Building Permits

Renewal of expired building permits will be based on the percentage of work completed. The following renewal fees will only apply where no additional plan review is needed, and the code cycle has not changed. In all other cases, new fees will be charged.

<u>PROGRESS/TYPE</u>	<u>% OF PERMIT FEE</u>
<u>1. No progress after issuance</u>	<u>100%</u>
<u>2. Footing inspection approved</u>	<u>95%</u>
<u>3. Foundation inspection approved</u>	<u>90%</u>
<u>4. Underfloor inspection approved</u>	<u>85%</u>
<u>5. Framing inspection approved</u>	<u>60%</u>
<u>6. Plumbing and mechanical inspections approved</u>	<u>50%</u>
<u>7. Insulation inspection approved</u>	<u>40%</u>
<u>8. Sheetrock inspection approved</u>	<u>30%</u>
<u>9. All inspections but Final approved</u>	<u>20% of Permit Fee, or 2x Hourly Inspection Fee, whichever is less</u>



Renewal of expired over-the-counter permits within 180 days of issuance	50%
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Section II. Deletions to WWCC Chapter 15.04:

15.04.032 Refunds.

The building official may authorize refunding of any fee, under provisions of this code, which was erroneously paid or collected. The building official may authorize refunding of not more than eighty percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The building official may authorize refunding of not more than eighty percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any review is done. The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee or applicant not later than one hundred eighty days after the date of fee payment. (Ord. 346 § 5, 2007)

15.04.033 Renewal of expired permits.

Renewal of expired permits shall be allowed under the following conditions:

- A. For over the counter permits, renewals of expired permits will be charged one half of the original permit fee.
- B. For all other permits, fees shall be based on the percentage of progress completed and inspected as prescribed in Table 9 B. Progress completed is defined as the completion and passing of each required inspection as listed on the project's permit inspection card.

(Ord. No. 384, § III(Exh. A), 8-23-2010)



TABLES 9A-9F BUILDING AND CONSTRUCTION RELATED FEES

Table 9-A
Building Permits

Permit Activity	Valuation/Description	Fee
Application fee		\$50.00
Permit fee deposit		\$150.00
New construction (all except as noted below)	Building valuation data	\$1.00 - \$500.00 = \$23.50
		\$501.00 - \$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 - \$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 - \$50,000.00 = \$391.75 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 - \$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 - \$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 - \$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.
Remodel, repair, alteration (all except as noted below)	Contract amount or building valuation data	(Fee scale above)
Pole/pre-engineered steel building (noncommercial)		
2 sides or less	\$12.50 per square foot	(Fee scale above)
3 sides or greater	\$18.50 per square foot	(Fee scale above)
One/two-family dwellings (R3 and U)	Building valuation data	(Fee scale above)
Basement, finished	50% of value data	(Fee scale above)
Covered patio, porch, earport, deck, etc.	\$20.00 per square foot	(Fee scale above)
Garage, shop, storage	\$25.00 per square foot	(Fee scale above)
Elevated deck/patio, uncovered	\$10.00 per square foot	(Fee scale above)
Commercial tenant improvements	Contract amount	(Fee scale above)
Building shell only	50% of building valuation data	(Fee scale above)
Re-siding	Buildings up to 2,000 sf	\$100.00
Re-siding	Buildings over 2,000 sf	\$150.00
Window replacement	Per window	\$10.00 window/minimum \$100.00
Residential re-roofing	10 squares or less	\$150.00
	Over 10 squares	\$150.00 + \$15.00 per square
Commercial re-roofing	10 squares or less	\$150.00
	Over 10 squares	\$150.00 + \$15.00 per square
Foundation replacement	Per lineal foot	\$1.00 per lineal ft./minimum \$50.00
Manufactured home/commercial coach	Per installation	\$600.00
Hot tub/swimming pool/enclosures	Per installation	\$100.00
Demolition	5,000 sf or less	\$50.00
	Over 5,000 sf	\$75.00
Sign	100 sf or less	\$100.00
	Over 100 sf	\$150.00
Metrological or communications tower	Per installation	\$500.00
Solar array	Per installation	\$150.00
Wind turbine foundation	Per installation	\$1,000.00

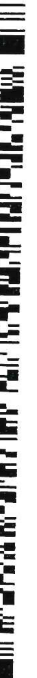


Table 9-B
Misc. Permits/Service Fees

Permit Activity	Valuation/Description	Fee
Compliance/safety (title eliminations, building evaluations, changes in use (without remodeling))	Per site visit	\$100
Title elimination certificate	Each	\$25.00
Relocated building/pre-inspection	Per site visit	\$100.00 (Plus 50¢/mile if in adjacent county)
Re-inspection fee	Per incident	\$100.00
Permit renewal (expired) (No plan review required unless code cycle change)		Cost based on percentage of work completed
1. No progress after issuance	Each	Full building permit fee (100%)
2. Footing insp. approved		—— 95%
3. Foundation insp. approved		—— 90%
4. Underfloor insp. approved		—— 85%
5. Framing insp. approved		—— 60%
6. Plumb./mech.insp. approved		—— 50%
7. Insulation insp. approved		—— 40%
8. Sheetrock insp. approved		—— 30%
9. Final		—— 20% or 2× inspection fee, whichever is greater
Permit renewal of expired over the counter permits within 180 days after expiration date	Each	One-half of original fee
Stop work (no permit)		
Owner	Per incident	\$100
Contractor	Per incident	Double permit fee
Special projects/plan review/inspection/overtime, including outside professional services by contract reviewers	Per hour	actual cost (\$100.00/hr. minimum rate)
Fire suppression systems	Contract amount	(Fee scale above)



Fire and smoke alarms	Per system contract amount	(Fee scale above)
Temporary MH/Commercial coach/RV installation (Residential)	Per structure	\$100.00
	180 days extension	\$150.00
Temporary MH/Commercial coach/RV installation (Commercial)	Per structure	\$300.00
	180 days extension	\$150.00
Temporary medical hardship mobile home	At time of issuance	\$100.00
Permanent RV installation in mobile home park	At time of issuance	\$300.00
Temporary structure	Per structure – 180 days	\$50.00
Fireworks stand	Per stand/activity	\$100.00
Temp. certificate of occupancy		NC
Initial issuance/90 day max.		
Renewal/180 day max.	5% of bldg. permit fee	\$35 minimum
Technology fee		3% of all building permit fees
State surcharge	Per building permit	\$4.50 \$2.00 each additional unit for multifamily

**Table 9-C
Grading Permits**

Cut and Fill Quantities	Fee
50 cubic yards (38.2 m ³) or less	\$25
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$40
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)	\$40 for the first 100 cubic yards, plus \$18.00 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards (765.3 m ³ to 7,645.5 m ³)	\$202 for the first 1,000 cubic yards, plus \$15.00 for each additional 1,000 cubic yards or fraction thereof.
10,001 to 100,000 cubic yards (7,646.3 m ³ to 76,455 m ³)	\$337 for the first 10,000 cubic yards, plus \$65.00 for each additional 10,000 yards or fraction thereof.
100,001 cubic yards (76,456 m ³) or more	\$922 for the first 100,000 cubic yards, plus \$35.00 for each additional 10,000 cubic yards or fraction thereof.

**Table 9-D
Plumbing Permits**

Permit Activity	Unit Fee
Plumbing fee for new residential construction	15 % of building permit fee
Plumbing fee for new commercial construction	15 % of building permit fee
Over the counter plumbing permit only fee for residential	\$100.00
Over the counter plumbing permit only fee for commercial	\$200.00

**Table 9-E
Mechanical Permits**

Permit Activity	Unit Fee
Mechanical fee for new residential construction	15 % of building permit fee
Mechanical fee for new commercial construction	15 % of building permit fee
Over the counter mechanical permit only fee for residential	\$100.00
Over the counter mechanical permit only fee for commercial	\$200.00

**Table 9-F
Plan Review Fees**

Permit Activity	Fee
Residential and commercial buildings or modifications (all)	65% of the building permit fee
Grading and fill	65% of the building permit fee

**Table 9-G
Fire Operational/Construction Permits**

Permit Activity	Fee
Burn permit, residential per calendar year	\$35.00

Applications for other fire operational/construction permits shall be charged at the rate of thirty five dollars per hour.

(Ord. No. 456, § III(Exh. A, § XI,) 10-24-2016; Ord. No. 482, § III, 1-21-2020)