

City of Seattle  
Department of Planning and Development

# 2009 FEE SUBTITLE

**and related documents**

*(including changes becoming effective January 1, 2009)*



**This publication includes the following:**

**Fee Subtitle – Seattle Municipal Code (SMC) Ch. 22.900**

*(NEW - effective January 1, 2009)*

**Washington State Building Code Council Building  
Permit Fee**

**Director’s Rule 1-2009** *(NEW - effective January 1, 2009)*

**Building Valuation Data Table** *(NEW - effective January 1, 2009)*

**Comparison Building Valuation Data Table** *(2004 – 2009)*

**Director’s Rule 2-2009** *(NEW - effective January 1, 2009)*

The Fee Subtitle, administered by the Department of Planning and Development, was adopted by the Seattle City Council as Ordinance 119255, and amended by Ordinances 119274, 119326, 119766, 120448, 120818, 120997, 121338, 121664, 121851, 122297, and 122855.

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**CHAPTER 22.900A  
ADMINISTRATION AND ENFORCEMENT**

**22.900A.010 Title.**

Chapters 22.900A through 22.900G shall be known as the “Fee Subtitle,” may be cited as such, and will be referred to herein as “this subtitle.”

**22.900A.020 Purpose.**

A. It is the purpose of this subtitle to prescribe equitable fees and fee collection policies for all services provided by the Department of Planning and Development hereafter, "Department" or “DPD,” and other City departments, that are sufficient to cover their costs of processing applications, inspecting and reviewing plans, and preparing detailed statements required by Chapter 43.21C RCW.

B. An additional purpose of this subtitle is to prescribe special fees for testing, examination, registration, inspection, or the furnishing of certain services or materials.

**22.900A.030 Payment and responsibility for fees.**

A. No permit shall be issued or approved, no Certificate of Occupancy shall be issued, and no drawing or other data relating to such permit shall be examined until the corresponding fees prescribed by this subtitle have been paid.

B. Unless otherwise specified in this subtitle, each distinct component of an application, review, or permit shall be charged as a separate fee.

C. Both the applicant for the permit, and the owner of the property for which the permit is required, are jointly and severally responsible for payment of fees required by this subtitle. However, when an applicant is not the owner and is not acting, even in part, as agent for the owner, the applicant is solely responsible for payment of applicable fees. Applicants and owners are liable for all charges incurred whether or not a favorable decision or recommendation is given by the Director, and regardless of whether a permit is issued or the project or application is canceled or denied before permit issuance.

D. The Director is authorized to accept as payment for fees contemplated under the ordinance codified in this subtitle the following forms of payment: U.S. currency, cashier’s checks, corporate checks, traveler’s checks, personal checks drawn on in-state banks, electronic funds transfers, and credit cards. Further, the Director has full authority to refuse any form of payment where the Director believes sufficient cause exists to question the City’s ability to collect full payment.

**22.900A.040 Administration and enforcement.**

A. For the purpose of this subtitle, the term "Director" means the Director of the Department or an authorized representative.

B. The Director is authorized to administer, interpret, and enforce the provisions of this subtitle provided that:

1. The Director of Public Health shall administer, interpret and enforce sections of this subtitle that are applicable to fuel gas piping permits; and

2. The Director of Transportation shall administer, interpret and enforce sections of this subtitle that are applicable to Seattle Transportation review of projects; and

3. The Director of Seattle Public Utilities shall administer, interpret and enforce sections of this subtitle that are applicable to Seattle Public Utilities review of projects; and

4. The Director of the Department of Neighborhoods shall administer, interpret and enforce sections of this subtitle that are applicable to Certificates of Approval, Special Tax Valuation for Historic Properties, Public School Citizen Advisory Committees interpretations of SMC Chapters 25.12, 25.20, 25.22, and 25.24 and for environmental (SEPA) review of projects that include City of Seattle landmarks and projects located in special review districts or landmark districts; and

5. The Director of the Seattle Arts Commission shall administer, interpret and enforce sections of this subtitle that are applicable to Seattle Arts Commission review of projects.

C. The Director is authorized to collect fees listed in the preceding subsection or other fee related legislation for the Seattle Department of Transportation, the Seattle Fire Department, the Seattle-King County Department of Health, the Department of Neighborhoods or Seattle Public Utilities, and to transfer those funds to them.

D. Where no definite method is prescribed in the subtitle for calculating the amount of fees, the Director may assess charges as required to cover costs.

E. The Director has full authority to specify the terms and conditions upon which services and materials are made available, and the fees as determined by the Director shall be consistent with the reasonable estimated cost to the City for furnishing such services or materials.

F. The total fee assessed for any permit, decision, review, inspection, or approval may be rounded to the nearest whole dollar (rounded down: \$.01 through \$.50; rounded up: \$.51 through \$.99).

#### **22.900A.050 Transition.**

A. Land Use and Environmentally Critical Areas Fees.

Minimum land use review fees for applications requiring a land use or environmentally critical areas review shall be charged according to the permit fee legislation in effect when the application was received by the Department. Hourly fees shall be charged according to the legislation in effect when the review is performed.

B. Other Fees.

Fees for other applications shall be set according to the permit fee legislation in effect at the time the review is performed unless one of the following occurs:

1. The permit is issued within 12 months of the start of the initial review; or
2. If longer than 12 months, the Director determines that there was reasonable and continuous progress on the completion of permit requirements.

If either Item 1 or 2 occurs, the application shall be subject to the permit fee legislation in effect at the time the application was received by the Department.

**22.900A.060 Delinquent fees.**

A. Delinquent fees.

Whenever any fees have not been paid within 30 days after the billing date, the person or persons responsible for payment of the fee may be billed, payable immediately, for the remainder of the fees due. Interest shall accrue on the unpaid balance at 12% per annum, with a minimum \$1.00 charge. The Director is authorized to collect any fees that remain unpaid at 90 days after the billing date.

B. Not sufficient funds fees.

Whenever checks accepted prove not to be covered by sufficient funds, the person or persons responsible for payment of the fee shall be billed, payable immediately, for the remainder of the fees due and a \$20.00 charge. This shall be in addition to the delinquent fees assessed in 22.900A.060.A.

C. Remedies.

1. The Director may issue a stop-work order as provided in Section 22.900A.070 where the person or persons responsible for payment of a fee have not done so within 30 days after the billing.

2. The Director may suspend processing and/or withhold issuance of a permit, decision, certificate or approval on any application where fees have not been fully paid, or on any subsequent or concurrent applications by the same person or persons responsible for payment of fees until such time as the fees are paid.

3. The Director may refer collection of any amounts due under this Subtitle to a collection agency. The cost to the Department for the collection services will be assessed as costs, at the rate agreed to between the Department and the collection agency, and added to the penalty.

4. The Director may take other actions to collect amounts due, including but not limited to, placing delinquent accounts on a cash-only basis.

**22.900A.070 Work done without permit—Director's authority.**

A. It is unlawful to proceed with any work or with any portion of any construction, installation, alteration or repair when the fee required in this subtitle has not been paid.

B. Should it be found that any work is proceeding for which the required permit or approval fee has not been paid, the Director may immediately order the suspension of such construction, installation, alteration or repair by posting a stop-work order on the structure or premises and/or by notifying the owner, lessee or person in charge. It is unlawful for any person to remove, mutilate, conceal or destroy posted lawful notice or to proceed with work after posting or notification until written authorization from the Director to proceed with the work has been received.

**22.900A.080 Civil penalty for violations.**

A. Any person failing to comply with the provisions of this subtitle shall be subject to a civil penalty in the amount of \$25.00 per day for each failure to comply, from the date of failure to comply until compliance is achieved.

B. The penalty imposed by this subtitle shall be collected by civil action brought in the name of the City and commenced in Municipal Court. The Director shall notify the City Attorney in writing of the name of any person subject to the penalty and the amount of the penalty and the City Attorney shall, with the assistance of the Director, take appropriate action to collect the penalty.

**CHAPTER 22.900B  
GENERAL PROVISIONS**

**22.900B.010 base fee and hourly rate.**

A. The DPD base fee shall be charged as specified in this subtitle and shall be \$166.00.

B. Any services provided by the Department for which an hourly charge is assessed shall be charged at a rate specified in this subtitle.

The hourly rate for land use review is \$250.00. The rate for all other hourly fees is \$166.00 per hour except where a different hourly rate is specified in this subtitle. Where “DPD hourly rate” is specified in this subtitle, the rate is \$166.00 per hour

C. Where an hourly rate is specified, overtime shall be charged at that same rate. Where no hourly rate is specified, overtime shall be charged at \$166.00 per hour. All overtime shall require approval by the Director. The minimum fee for each overtime request shall be one (1) hour, with minimum increments of one-quarter (1/4) hour, in addition to other permit fees established by this subtitle.

**22.900B.020 Miscellaneous and special fees.**

A. General.

Miscellaneous and special fees shall be assessed to recover City costs for services and materials which are not otherwise specified in this subtitle or where the valuation or other methodology normally used does not reflect actual conditions which may include but are not limited to the following:

1. Notification, examination, consultation, testing, or inspection of proposals, sites (or locations), particular plans, construction, equipment, personnel or material which may be related to, but not directly covered by, a specific permit or approval process;
2. Furnishing or certification of affidavits, reports, data, or similar documentation;
3. Recording or filing documents with other agencies;
4. Delivery and mailing costs.

B. Failure to cancel missed appointments.

A fee of \$50.00 per appointment shall be charged for failure by applicant to notify the Department at least 24 hours prior to a scheduled application intake appointment or a pre-application conference appointment that the appointment will not be kept.

C. Expert witness testimony.

The fee for expert witness testimony shall be the DPD hourly rate.

D. Address change.

The fee to correct the address on an application or, if applicable, on an issued permit is \$45.00. When an address change is requested which is unrelated to an application for a permit or for an issued permit, a fee of one (1) times the base fee shall be assessed.

E. Microfilm copies of microfilm records.

Charges for plans reproduced from the microfilm library are shown in Table B-1.

<b>Table B-1 — FEES FOR REPRODUCTIONS FROM MICROFILM</b>	
<b>Size or Type of Page</b>	<b>Price</b>
8½" X 11"	\$0.75 per copied page
11" X 17"	\$1.50 per copied page
Diazo	\$5.00 per diazo

F. Special investigation.

1. Where a special investigation is made for an action requiring Department approval, a fee in addition to the permit fee shall be assessed as provided in Table B-2.

<b>Table B-2 — SPECIAL INVESTIGATION FEES</b>	
<b>Value of Work (For Permit)</b>	<b>Investigation Fee</b>
\$ 0 – 5,000	1 x base fee
\$ 5,001 – 50,000	3 x base fee
\$ 50,001 – 100,000	5 x base fee
\$100,001 – 500,000	10 x base fee
\$500,001 – 5,000,000	50 x base fee
Over \$5,000,000	100% of permit fee

2. When a permit fee is not determined by valuation, the special investigation fee will be two times the amount of the permit fee.

3. Alternatively, at the discretion of the Director, the special investigation fee may be assessed at an hourly rate. Special investigation fees may be waived, at the discretion of the Director, for necessary work done in emergency situations.

4. The payment of a special investigation fee shall not relieve any person from complying with the requirements of the applicable codes in the execution of the work nor from any violation penalties prescribed by law.

5. The special investigation fee for a use not established by a permit under the current or previous Land Use Code shall be assessed at the DPD hourly rate.

6. Special investigation fees are not refundable.

G. Reinspection.

The fee for reinspection is one-half (1/2) times the base fee per reinspection. No reinspection of the work shall be performed until the required fees have been paid; provided, that in the case of boilers and refrigeration systems, the permit holder may be billed for the reinspection fee. Reinspections of fuel-gas piping shall be charged according to Section 22.900G.030.

**22.900B.030 Time of collection of fees.**

A. Fees shall be collected at the times specified elsewhere in this code. If not specified, the minimum fee shall be collected at the time of application. The Director may bill an applicant and require payment for accrued hourly or overtime charges at any time in the permit review process.

B. The fee collected at the time of application will be based on Department estimates of the total fees due at the time of permit issuance. The final fees will be recalculated during review, and any additional amount due shall be collected prior to the issuance of the permit, approval, denial, decision or recommendation, except as provided in Section 22.900A.030A. Any fee in excess of the final calculated fee shall be refunded pursuant to Section 22.900B.050 and other sections of this code.

C. At the time an application or permit is denied or canceled, the final fee shall be determined. If a balance is due to the Department, the Director shall have the authority to waive fees when strict application of the fees is inconsistent with the purpose of collecting the fee.

**22.900B.040 Reserved.**

**22.900B.050 Refunds.**

Applicants may apply for refunds when an application or permit is withdrawn or canceled prior to the completion of the review and inspection process. The Director shall establish reasonable procedures for refund requests, including limitations on the time at which refund requests may be submitted. To request a refund, the applicant shall submit a request to the Director on a refund request form. The Director shall determine whether a refund is appropriate according to this subtitle.

**22.900B.060 Revisions and additions to applications.**

A. According to standards promulgated by the Director, the Department may assess an additional fee for the plan examination of previous designs when a subsequent redesign of a project is submitted prior to permit issuance. The revision fee shall be assessed at the hourly rate not to exceed the fee that would have been charged for the original design. The total fee is the fee for the final design plus the revision fee.

B. The Department may assess a fee in addition to fees already charged for the original permit if the applicant makes an amendment to an existing unexpired or reestablished permit. The applicable fees will be assessed for all work necessary to process the amendment, including the Seattle Department of Transportation, the Seattle Fire Department, Seattle-King County Department of Health, the Department of

Neighborhoods or Seattle Public Utilities review associated with the submitted amendment.

## **CHAPTER 22.900C FEES FOR LAND USE REVIEW**

### **22.900C.010 Land use fees.**

A. Land Use Review Fees. The land use review fee for Master Use Permits, Council and Hearing Examiner approvals, environmentally critical area approvals and other miscellaneous reviews, research and services shall be charged according to Table C-1 unless otherwise specified.

B. Fee Components of Land Use Review Fees. Land use review fees include a minimum land use review fee and may include an hourly fee as specified in Table C-1. The minimum land use review fee covers the number of review hours specified in Table C-1. Only one (1) minimum review fee shall be charged. Additional hours shall be charged at the rate specified in the table.

C. Time of payment.

1. Pre-application Conference Fee. The fee for land use pre-application conference specified in Table C-1 shall be paid prior to the conference.

2. Minimum Land Use Review Fee. The minimum land use review fee specified in Table C-1 shall be paid at application submittal. For projects entailing hourly fees in addition to the minimum land use review fee, the Director may require an additional deposit to be made at application submittal and periodic progress payments to be made during the application review process.

3. The following fees and amounts are due at the times specified below:

a. All outstanding land use fees shall be paid prior to the publication of a decision or recommendation on the application and prior to issuance of the permit. The actual charges and fees paid shall be reconciled and all outstanding balances are due and payable on demand. In cases where no published decision or recommendation is required, fees owed shall be paid prior to issuance of the permit, or issuance of a letter.

b. For Council and Hearing Examiner approvals, the fee due to date plus an estimated charge for future work up to and through final Council or Hearing Examiner action shall be paid at the time the recommendation of the Director is available for public review and before it is forwarded for final action. After final Council or Hearing Examiner action, the actual charges and estimated fee paid shall be reconciled and all outstanding balances shall be due and payable upon demand, and prior to issuance of the permit.

c. For early design guidance projects entailing hourly fees in addition to the minimum land use review fee, all outstanding fees shall be

paid upon application for the master use permit. Any hours paid by the minimum land use review fee but not spent at the time of application for the master use permit shall be credited toward land use review of the master use permit application.

D. Additional Review. In addition to the fees set in Table C-1, review time required on a project prior to, or in lieu of, an application will be charged hourly as determined by the Director.

E. Correction Penalty Fee. After written notice to the applicant, a penalty fee of \$300.00 may be charged for each additional correction cycle required due to lack of response from the applicant.

<b>Table C-1 — LAND USE FEES</b>				
<b>A. MASTER USE PERMIT, ENVIRONMENTAL CRITICAL AREAS, CITY COUNCIL and HEARING EXAMINER APPROVALS</b>				
			<b>Review Hours Covered by Minimum Fee</b>	
<b>Type of Land Use Review</b>	<b>Minimum Fee</b>	<b>Hourly Fee<sup>1</sup></b>	<b>General</b>	<b>Low-income Housing<sup>1</sup></b>
For Items 1-14 unless otherwise noted	\$2,500	\$250	10	24
1. Administrative conditional uses (ACUs)				
ACUs for community centers, child care centers, adult care centers, private schools, religious facilities and public and private libraries in single family and multi-family zones shall be charged a minimum fee of \$1,620 for the first 20 hours. Additional hours shall be charged at the rate of \$250 per hour. This exception applies when the application is for an ACU only, or an ACU combined with a variance application.				
2. Design review, except as provided in item 17				
3. Environmental reviews (SEPA), including projects with more than one (1) addressed site				
a. A 40 hour deposit is required for DSs and EISs; a 10-hour deposit is required for EIS addenda and SEIS				

	<p>b. A flat fee of \$430 shall be assessed by DPD for Determination of Non-significance (DNSs) and Mitigated Determinations of Non-significance (MDNSs) for projects that include City of Seattle landmarks and projects located within a special review or landmark district; no hourly fees shall be assessed for these types of approvals unless DPD is the lead agency.</p>	
4.	<p>Environmentally critical areas (ECA)</p> <p>a. Environmentally Critical Areas variance <sup>2</sup></p> <p>b. ECA Exception</p> <p>c. Environmentally Critical Areas Administrative Conditional Use</p>	
5.	<p>Plan shoreline permit -- See Council concept approvals</p>	
6.	<p>Shoreline permits</p> <p>a. Substantial development permits</p> <p>b. Variances<sup>2</sup> and conditional uses</p> <p>c. Revisions (not due to required conditions) (see item #39 of this table)</p>	
7.	<p>Short subdivisions<sup>3</sup></p>	
8.	<p>Special exceptions</p>	
9.	<p>Variances<sup>2</sup></p> <p>Variances for community centers, child care centers, adult care centers, private schools, religious facilities and public and private libraries in single family and multi-family zones shall be charged a minimum fee of \$1620 for the first 20 hours. Additional hours shall be charged at the rate of \$250 per hour. This exception applies when the application is for a variance only, or a variance combined only with an ACU application.</p>	
10.	<p>Concept approvals including, but not limited to planned community/ residential development, public projects, City facilities, plan shoreline developments, other general development plans</p>	
11.	<p>Council conditional uses</p>	
12.	<p>Full subdivisions<sup>4</sup></p>	

13. Major Institution -- 40 hour deposit is required for Master Plans	
14. Zoning map changes and rezones	

<b>B. MISCELLANEOUS REVIEWS, RESEARCH, AND OTHER SERVICES</b>			
<b>Type of Land Use Review</b>	<b>Minimum Land Use Review Fee</b>	<b>Hourly Land Use Review Fee</b>	<b>Review Hours Covered by Minimum Fee</b>
15. Concurrency	Reserved		
16. Curb cuts as a separate component			
a. Single-family residential	\$67.50 each	None	None
b. Other than single-family residential	\$134.00 each	None	None
17. Design Review for Tree Protection <sup>5</sup>			
a. Design review required by SMC 25.11.070 or 25.11.080 to protect exceptional tree when no other land use reviews are required	\$1,000	\$250 per hour	10
b. Design review elected by applicant for tree protection	\$0	\$250 per hour	10
18. Early design guidance	\$1,500	\$250	6
19. Environmental review sign <sup>6</sup>	\$370	None	None
20. Establishing use for the record	\$500	\$250	2
21. Intake appointments for land use reviews; fee is charged for each occurrence	Base Fee x 1		
22. Interpretations <sup>7</sup>			
a. Interpretations	\$1,500	\$250	6
b. Interpretations requested after publication of Director's report	\$2,000	\$250	8
c. Major Institution master plan	\$500	\$250	2
23. Letters for detailed zoning analysis or permit research	\$1,000	\$250	4

24.	Lot Boundary Adjustment, Sidewalk Café, Temporary Use > 4 weeks	\$1,250	\$250	5
25.	Major Institution – review of annual plan	\$1,500 per year	\$250	6
26.	Major phased development permit – minor amendment	\$500	\$250	2
27.	Neighborhood planning	Reserved		
28.	Noise survey review and variance	See Table D-2 and Section 22.900F.020		
29.	Notice. All notice is charged based upon type for each occurrence. <sup>8</sup>			
	a. Land use information bulletin (GMR notice)	\$177.00		
	b. Posting large sign or placards	\$102.00		
	c. Mailed notice	Base Fee x 1		
	d. Landslide prone notice	Base Fee x 1		
	e. DJC decision publication	\$160		
	f. Neighborhood newspaper decision publication	\$160		
	g. Public meeting room rental	\$50		
30.	Open space remainder lots and surplus state property	\$1,000	\$250	4
31.	Pre-application conference <sup>9</sup>	\$250	\$250	1
32.	Public benefit feature review	\$500	\$250	2
33.	Records research by the Public Resource Center	\$110	\$110	1
34.	Rebuild Letters			
	a. With Research	\$110		
	b. Without Research	\$35		
35.	Renewals including shoreline renewals	\$500	\$250	2
36.	Revisions other than shoreline revisions	\$250	\$250	1
37.	School use and school development advisory committee reviews	\$2,500	\$250	10

38.	Shoreline exemptions	Base Fee x 1	Base Fee x 1	1
39.	Shoreline permit revisions not due to required conditions	\$500	\$250	2
40.	Special accommodation	\$500	\$250	2
41.	Structural building overhangs and areaways as a separate component	\$500	\$250	2
42.	Tree and Vegetation Restoration Review in ECA above minimum threshold where SEPA is not required other than for the restoration	\$500	\$250	2
43.	Recording Fees, for LBA, Short Subdivision	\$110		
44.	Street Improvement Exceptions on a Land Use permit	\$500	\$250	2

**Notes to Table C-1:**

1. For purposes of these land use fees, low-income housing is housing that both (1) satisfies the definition of “low-income housing” in SMC 23.84.024; and (2) where at least fifty percent of the total gross floor area of each structure on the site is committed to low-income housing use for at least 20 years.

2. The single variance fee shall be applicable whether the project requires one (1) or multiple variances.

3. Includes short subdivisions in environmentally critical areas.

4. Includes unit-lot subdivisions and full subdivisions in environmentally critical areas.

5. This fee applies when design review is initiated only for tree protection and the application has no other review under Items 1 - 14.

6. The minimum fee is applied to the cost to fabricate, install and remove the environmental review sign. If the sign is removed or defaced before the final City decision, the applicant will be responsible for paying the vendor contracted with the City to repair or replace the sign.

7. The fees for interpretations of SMC Chapters 25.12, 25.20, 25.22, and 25.24 shall be collected by the Director of the Department of Neighborhoods.

8. Additional notice may be given in circumstances including but not limited to the following: reinstallation of environmental review signs, reposting of the land use review or environmental signs, new component reviews added subsequent to the original notice, revised decisions, and changes to the scope of the project.

9. This fee shall be applied towards the permit application fee if an application for a permit is made within 6 months of the date of the pre-application conference and if the project is identified by address at the time of the pre-application conference. The pre-

application conference fee covers a one (1) hour conference. Additional pre-application review time will be charged at the hourly rate. See also Section 22.900C.010.E

F. Refunds.

1. Nonrefundable Fees. Fees for pre-application conferences and environmental signs are not refundable.

2. Calculating Refunds for Land Use Fees. The amount of land use review fee that may be refunded is calculated as follows.

a. For refunds requested before a required notice is complete, the amount eligible for refund is 75 percent of the minimum land use review fee plus 100 percent of the hourly deposit, if any, paid by the applicant.

b. For refunds requested after notice is complete and for applications for which notice is not required, the amount eligible for refund is the number of hours of review time multiplied by \$250, subtracted from the amount paid by the applicant. The amount refunded shall not exceed 75 percent of the minimum land use review fee.

**CHAPTER 22.900D FEES FOR NEW AND ALTERED BUILDINGS AND EQUIPMENT**

**22.900D.010 Development permit fees.**

A. General.

The development fee shall cover the application, review and inspection process associated with new construction, additions, alterations, and repairs to existing buildings and establishment of use. The development fee shall consist of a permit fee and, where plans are reviewed, a separate plan review fee. The permit fee and plan review fee shall be determined based on valuation, except as provided below.

B. Time of Payment of Fees.

Fees collected at the time of application will be based on Department estimates of the total fees due at the time of permit issuance. The final Department fees will be recalculated during review, and any additional amount due shall be collected prior to the issuance of the permit, approval, denial, decision or recommendation, provided that hourly fees may be collected earlier, as described in Section 22.900B.010 D. Any fee in excess of the final calculated fee shall be refunded pursuant to Section 22.900B.050 and 22.900D.010 K.

If, during the initial review, the previously-collected fee is determined to be less than 90 percent of the estimated fee, the review work subsequent to the initial review will not proceed until the discrepancy is paid to the Department.

1. Amount Due Prior to Application. Fees for building pre-application conference shall be paid prior to the conference. See 22.900D.010 I for building pre-application conference fees.

2. Amounts Due at Time of Application. The following amounts are due at the time of application:

a. Applications for building and/or mechanical permits without plan review shall pay a fee for subject-to-field inspection (STFI) permits equal to the permit fee specified in Table D-2.

b. Applications for building and/or mechanical permits with plan review shall pay the plan review fee plus one-half (1/2) the permit fee as specified in Table D-2.

c. For other applications, the minimum fee shall be collected at the time of application.

C. Determination of value.

1. The Director shall determine the value of construction for which the permit is issued (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, retaining walls, rockeries and any other permanent work or permanent equipment, but not including furnishings). The building valuation data from

the International Code Council and other valuation criteria approved by the Director will be used to determine the value of construction.

2. Dish or panel antennae. The fee for processing applications for installation of a dish or panel antenna shall be charged on the value of the foundation and supports constructed for the installation. The value of the dish or panel antenna shall not be included in the determination of value.

3. The development fee for parks and playgrounds shall be based on the project value, including the value of improvements for structures incidental to the park or playground such as retaining walls, rockeries and restrooms, but shall not include the value of playground equipment.

4. The valuation shall be based on the highest type of construction to which a proposed structure most nearly conforms, as determined by the Director.

#### D. Phased permits.

1. When a new building project is proposed to be built in phases and the Director determines that separate development permits may be issued for portions of the project, the development fee for initial permits shall be based on the estimated value of the work under that permit according to Table D-2, except excavating permits shall be based on Section 22.900D.145. The fee for the final permit shall be the fee based on the total value of the new building project minus the sum of the fees for the initial permits, with no credit for an excavation permit fee.

2. In addition to the fee specified in 22.900.010 D 1 above, where an applicant requests division of an already-submitted permit application a fee shall be charged for each separate application (including the original application which results from the division) as specified in Table D-2.

#### E. Calculation of Development Fees.

The development fee for a permit shall be calculated as described in this section. Table D-1 establishes the Development Fee Index for value-based development fees. Except as specified in Section 22.900D.010 F below, Table D-2 establishes the permit fee and plan review fee, calculated as a percentage of the development fee index where determined by value. If two or more buildings are allowed under one (1) permit, they shall be assessed fees as separate buildings under Table D-2. The individual fees shall then be added to determine the total development fee for the permit.

<b>Table D-1 — CALCULATION OF THE DEVELOPMENT FEE INDEX</b>	
<b>Total Valuation</b>	<b>Development Fee Index</b>
\$0.00 to \$1,000.00	\$150.00 for the first \$1,000.00 or fraction thereof.
\$1,001.00 to \$50,000.00	\$150.00 for the first \$1,000.00 plus \$1.25 for each additional \$100.00 or fraction thereof.
\$50,001.00 to \$100,000.00	\$762.50 for the first \$50,000.00 plus \$1.00 for each additional \$100.00 or fraction thereof.
\$100,001.00 to \$250,000.00	\$1,262.50 for the first \$100,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof.
\$250,001.00 to \$500,000.00	\$1,975.00 for the first \$250,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof.
\$500,001.00 to \$750,000.00	\$3,100.00 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00 or fraction thereof.
\$750,001.00 to \$1,000,000.00	\$4,162.50 for the first \$750,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof.
\$1,000,001.00 to \$2,000,000.00	\$5,162.50 for first \$1,000,000.00 plus \$3.75 for each additional \$1,000.00 or fraction thereof.
\$2,000,001.00 to \$3,000,000.00	\$8,912.50 for first \$2,000,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof.
\$3,000,001.00 to \$4,000,000.00	\$12,412.50 for first \$3,000,000.00 plus \$3.25 for each additional \$1,000.00 or fraction thereof.
\$4,000,001.00 to \$5,000,000.00	\$15,662.50 for first \$4,000,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof.
\$5,000,001.00 to \$50,000,000.00	\$18,662.50 for the first \$5,000,000.00 plus \$2.25 for each additional \$1,000.00 or fraction thereof.
\$50,000,001.00 to \$100,000,000.00	\$119,912.50 for the first \$50,000,000.00 plus \$1.75 for each additional \$1,000.00 or fraction thereof.
\$100,000,001.00 to \$200,000,000.00	\$207,412.50 for the first \$100,000,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
\$200,000,001.00 and up	\$332,412.50 for the first \$200,000,000.00 plus \$0.75 for each additional \$1,000.00 or fraction thereof.

<b>Table D-2 — CALCULATION OF DEVELOPMENT FEES DETERMINED BY VALUE</b>		
<b>Type of Development</b>	<b>Percent of Development Fee Index (DFI) Calculated from Project Value as Specified in Table D-1<sup>1</sup></b>	
	<b>Permit Fee</b>	<b>Plan Review Fee</b>
1. Building, with or without mechanical, with or without use <sup>2</sup>	100% of DFI	100% of DFI
2. STFI (Subject to field inspection – building and/or mechanical without plan review)	100% of DFI	none
3. Reserved	Reserved	Reserved
4. Mechanical permit separate from building permit <sup>3</sup> (See also Section 22.900D.090)	100% of DFI	100% of DFI
5. Blanket permit review fees: a. Initial tenant alterations within 3 years of first tenant permit within a building where the area of work is more than 50,000 sq. ft. b. Initial tenant alterations after 3 years of first tenant permit, and other tenant alterations	\$2.20 per 100 square feet <sup>1</sup>  100% of DFI	\$2.55 per 100 square feet <sup>1</sup>  40% of DFI
6. Initial tenant alterations within 18 months of first tenant permit (nonblanket permit initial tenant improvements to shell and core) <sup>3</sup>	25% of DFI based on new building value of shell and core	25% of DFI based on new building value of shell and core
7. Standard plans: a. Establishment of standard plan, including temporary structures. (For swimming pools, see Item 15 below.) b. Establishment of already permitted plan as standard plan c. Subsequent reviews of standard plan, other than temporary structures d. Subsequent reviews of standard plans for temporary structures	100% of DFI  100% of DFI  100% of DFI  See Item 16 below	200% of DFI  100% of DFI  40% of DFI  See Item 16 below

8. Factory-built housing and commercial structures	base fee x 1; base fee X 1 for each module up to 10 modules for multistory multifamily structures	base fee x 1
<b>Special Development Fees</b>		
<b>Type of Development</b>	<b>Permit Fee</b>	<b>Plan Review Fee</b>
9. Establishing use for the record:		
a. Applications with no construction	base fee x 1.5	None
b. Applications with construction	100% of DFI	100% of DFI
10. Noise survey reviews	None	DPD hourly rate; 30-minute minimum
11. Parking facilities		
a. Outside a building	See Sec. 22.900D.060	
b. Within or on a building	See Sec. 22.900D.010.C	
12. Renewal fees		
a. Development permits and separate mechanical permits where original plans will be changed	DPD hourly rate	DPD hourly rate
b. Development permits other than separate mechanical where no change will be made to original plans	base fee x 1.5	
c. Separate mechanical where no change will be made to original plans	base fee x 1	
13. Single-family earthquake retrofit	base fee x 1	None
14. Special inspection	base fee x 1	

15. Swimming pools <sup>4</sup> :		
a. Unenclosed pools accessory to Group R-3 Occupancy	base fee x 4	
b. Unenclosed pools accessory to occupancies other than Group R-3	base fee x 6	
c. Principal use unenclosed pools	base fee x 6	
d. Future construction of an unenclosed swimming pool	base fee x 1	
e. Initial approval of standard plan for swimming pool accessory to Group R-3 Occupancy	base fee x 5	
f. Subsequent review of application based on approved swimming pool standard plan	base fee x 1.5	
16. Temporary structures, such as commercial coaches; renewal of permits for temporary structures <sup>5</sup>	base fee x 2 per structure	
17. Temporary tents, off-site construction offices & similar facilities	base fee x 2 plus \$500 refundable deposit per site <sup>6</sup>	
18. Temporary use permits:		
a. For 4 weeks or less <sup>7</sup>	base fee x 1.5	
b. For more than 4 weeks <sup>7</sup>	base fee x 2	
19. Phased Permits		
a. Value <\$5,000,000 in value.	Base fee x 1	
b. Value >\$5,000,000 in value.	Base fee x 2	
20. ECA Small Project Waiver on a building permit	None	DPD hourly rate; ¼ hour minimum
21. Street Improvement Exceptions on a building permit	Base fee x 2	DPD hourly rate; 2 hour minimum

**Notes to Table D-2:**

1. The minimum permit fee or plan review fee for value-based fees is \$150.00.
2. The minimum fee for accessory dwelling units is \$150.00 for Permit fee and \$150.00 for Plan Review fee.
3. This fee is applicable only to those initial tenants that reflect the use and occupancy established in the shell and core permit. The value used shall be the new construction value used in calculating value for the core and shell permit.

4. When a swimming pool is located within an enclosed building and is included in the building plans for that building, a separate fee shall not be charged for the swimming pool. The swimming pool area will be considered as floor area of the principal occupancy of the building.

5. This fee shall not apply to any on-site, temporary construction office where a valid building permit is in force.

6. All costs to the City for site cleanup shall be deducted from the deposit before the deposit is refunded.

7. Master use permit fees for such temporary uses shall be charged according to Table C-1.

#### F. Blanket Permits.

1. The application fee for a blanket permit to cover initial nonstructural tenant alterations within the first three years of the first tenant alteration permit shall be charged at the rate of \$4.75 per 100 square feet of space to be improved within the life of the permit. A deposit based on the estimated value of the work to be completed during the life of the permit shall be collected at the time of application. As individual tenant spaces are reviewed, the amount of the fee equivalent to the floor space examined shall be deducted from the deposit per Table D-2.

2. The application fee for a blanket permit to cover nonstructural tenant alterations in previously-occupied space, or to cover initial nonstructural tenant alterations after three years of the first tenant alteration permit, is one (1) times the base fee. A deposit based on the estimated value of the proposed work within 18 months shall be collected at the time of application. As individual tenant spaces are reviewed, the fee for the work to be done shall be calculated according to Table D-2 and deducted from the deposit.

3. When the estimated blanket fee deposit is used up in less time than the life of the permit and work remains to be done, an additional deposit shall be paid based on the estimated floor area remaining to be improved during the remaining life of the permit. When a portion of the deposit is unused at the end of the life of the permit and work remains to be done, credit for the balance of the deposit may be transferred from the expiring permit to a new blanket permit. To minimize additional accounting costs associated with blanket permits, where more than two deposits are made during the life of the blanket permit, the minimum amount of each subsequent deposit shall be \$2,000.00.

#### G. Revisions to Issued Permits.

Fees for revisions to issued permits shall be charged according to standards promulgated by the Director that approximate the additional cost of reviewing the revisions. A nonrefundable fee of one (1) times the base fee shall be paid at the time the revisions are submitted.

#### H. Certificate of Occupancy.

The issuance of a Certificate of Occupancy for existing buildings, either where no Certificate of Occupancy has previously been issued or where a change of occupancy is requested, requires a building permit. When there is no construction valuation (there is no work which would require a building permit), the minimum building permit fee shall be assessed. In addition to the minimum building permit fee, where records research, plan examination or inspection is required, charges shall be assessed at the DPD hourly rate. Where work is being done as authorized by a permit, the permanent Certificate of Occupancy fee is not assessed in addition to the building permit fee. The fee for a temporary Certificate of Occupancy shall be charged at the rate of one-half (1/2) the base fee. The fee for the duplication of a Certificate of Occupancy is \$29.50 unless records research, plan examination or inspection is required, in which case charges shall be assessed at the DPD hourly rate.

I. Building Pre-application Conferences.

1. Required Building Pre-application Conferences. When there is a requirement for a pre-application or pre-design conference, such as buildings subject to the Seattle Building Code special provisions for atriums (Section 404), or highrise buildings (Section 403), 35 percent of the estimated plan review fee for the structure shall be charged and paid as specified in Section 22.900D.010.B, and applied toward the development permit fee. (See Table C-1 for land use pre-application conference fees.)

2. Other Building Pre-application Conferences. When a pre-application conference is requested by the applicant but is not required by Code, a fee equal to one and one-half (1.5) times the base fee shall be paid no later than the time of the conference. Such fee is required for each meeting held on a project, and will be applied toward the future permit application fee provided:

- a. The project is identified by the proper address at the time of the pre-application conference; and
- b. The permit application is made within six (6) months of the date of the pre-application conference.

J. Correction penalty fee.

After written notice to the applicant, a penalty fee of \$300.00 will be charged for each additional correction cycle required due to lack of adequate response from the applicant.

K. Refunds.

1. Refunds of development permit fees shall be calculated as specified in Table D-3. See also Section 22.900B.050.

2. Refunds shall not be given for the following fees:
  - a. Demolition permits;
  - b. Renewal or reestablishment of permits; and
  - c. Pre-application conferences.

**Table D-3 — CALCULATING REFUNDS of DEVELOPMENT PERMIT FEES**

<b>I. Application Filed, Permit Not Issued.</b>		
<b>Stage in Review Process</b>	<b>Amount of Permit Fee Eligible for Refund Based on 50% of Total Permit Fee Calculation<sup>1</sup></b>	<b>Amount of Plan Review Fee Eligible for Refund Based on 100% of Total Plan Review Fee Calculation</b>
A. Application filed, plans not routed	20%	90%
B. Plans routed for initial review, review not completed	10%	75%
C. Initial review completed, plans not approved	0%	60%
D. Initial review completed, routed for first correction review, review of first corrections not completed	0%	50%
E. Review of first corrections completed, plans not approved	0%	40%
F. Plans routed for review of second corrections, but review not completed	0%	30%
G. Review of second corrections completed, plans not approved	0%	20%
H. Review of third corrections not completed	0%	15%
I. Review of third corrections completed, plans not approved	0%	10%
J. Application approved, permit not issued.	0%	0%
<b>II. Permit Issued<sup>2</sup></b>		
<b>Stage in Review Process</b>	<b>Amount of Permit Fee Eligible for Refund Based on 100% of Total Permit Fee Calculation</b>	<b>Amount of Plan Review Fee Eligible for Refund</b>
Permit issued, work not started	25%	0%
Permit issued, work started	0%	0%

**Note to Table D-3:**

1. Fifty percent of the estimated permit fee is paid at the time the application is submitted. The amount refunded before the permit is issued is a percentage of the fifty percent.

2. After the permit is issued, the entire permit fee has been paid. Therefore, the amount to be refunded after issuance is based on 100 percent of the permit fee.

**L. Renewals.**

Fees for renewal of permits shall be charged according to Table D-2. When the fee for a new permit would be less than one and one-half (1.5) times the base fee, then the fee to renew the permit shall be the same as for a new permit.

**M. Reestablishment.**

The following fee shall be charged for reestablishment of development permits.

1. Three (3) times the base fee; plus
2. If changes are made to the original plans, an additional fee shall be charged for inspection and/or plan examination at the DPD hourly rate.

When the fee for a new permit would be less than three (3) times the base fee, then the fee to reestablish the permit shall be the same as for a new permit.

**22.900D.020 Repealed**

See Section 22.900D.145.

**22.900D.030 Concrete mix design approval.**

The fee for the evaluation of a concrete design mix is one-half (1/2) times the base fee, paid in advance of the evaluation decision being rendered.

**22.900D.040 Repealed**

See Section 22.900D.145.

**22.900D.050 Repealed**

See Section 22.900D.145.

**22.900D.060 Fees for parking facilities outside of buildings.**

A. A fee for parking facilities outside of buildings shall be charged for the review of plans to regrade and resurface existing parking facilities, to reconfigure existing parking facilities (rearrange parking spaces and aisles), to establish parking facilities on existing paved areas, and to establish and construct new parking facilities, whether the principal use of a lot or accessory to another use, as provided in Table D-7. (Parking facilities within buildings shall be charged fees in accordance with Section 22.900D.010.)

B. In determining the area of the parking facility, all aisles and landscape areas internal to the parking facility shall be included. Driveways to the parking facility and landscape areas on the periphery of the parking facility shall not be included.

C. These fees shall not apply to any parking facility which is underground and within a structure or on the roof of a structure, or to any extension of a parking facility which is primarily under a building, provided that the uncovered extension is no more than four feet beyond the footprint of the building. The fees for these parking facilities shall be charged in accordance with Section 22.900D.010.

<b>Table D-7 — PARKING FACILITIES FEES</b>		
<b>Parking Lot Size (Square Feet of Gross Parking Area<sup>1</sup>)</b>	<b>Fee Without Associated Building or Use Permit<sup>2</sup></b>	<b>Fee With Associated Building or Use Permit<sup>2</sup></b>
Over 4,000	Base fee x 3	Base fee x 2.5
2,000-4,000	Base fee x 2.5	Base fee x 1.5
Less than 2,000	Base fee x 1	No fee

**Notes to Table D-7:**

1. Where an existing parking facility is being reconfigured, gross parking area shall be the area being reconfigured.
2. Associated building or use permits are permits that have not expired (or are still going through the review process).

D. The fee for renewal or reestablishment of a permit for a parking facility is one and one-half (1.5) times the base fee where there are no changes in the plans. If changes are made to the original plans, an additional fee shall be charged for inspection and/or plan examination at the DPD hourly rate.

**22.900D.070 Floodplain development approval or license fee.**

The fee for processing and review of applications for floodplain development approvals shall be charged at the rate of one and one-half (1.5) times the base fee, except that the fee for processing and review of applications for a floodplain development license shall be charged at the rate of one (1) times the base fee.

**22.900D.080 Demolitions and relocations.**

A. Demolition. The fee for demolition permits is one and one-half (1.5) times the base fee.

B. Relocation other than floating homes.

1. The fee to relocate a building from within the City to a location outside of the City is One and one-half (1.5) times the base fee demolition fee for the site from which the building is moved.

2. The fee to relocate a building to any location within the City limits includes:
  - a. an amount calculated according to Table D-2 as for new construction for the foundation and additions to the building; and
  - b. a fee for alterations to the building calculated as for alterations to other buildings; and
  - c. One and one-half (1.5) times the base fee demolition fee for the site from which the building is moved.
3. Relocation permits require a deposit or bond of \$10,000.00, refundable upon the completion and approval of the foundation and framing.
- C. Floating home relocation.

The fee to relocate a floating home shall be charged at the rate of one and one-half (1.5) times the base fee.

**22.900D.090 Permit fees for mechanical equipment and systems, other than boilers and pressure vessels and refrigeration systems.**

- A. Mechanical permit fees for the installation, replacement or major alteration of heating equipment, incinerators and other miscellaneous heat-producing appliances shall be charged as set in Table D-8. Fees shall be charged for each furnace when it is applied for without plans. No separate fee shall be charged for a furnace when it is included in plans for a mechanical air-moving system submitted for a mechanical permit.
- B. Mechanical permits are considered part of a building permit, with no additional fee, when mechanical plans are reviewed at the same time as structural and architectural plans for the same building project. The fees for a separate mechanical permit for installation, alteration or repair of mechanical air-moving systems, including ducts attached thereto, associated nonresidential heating and cooling equipment, and mechanical exhaust hoods, including ducts attached thereto, are charged per Table D-2. See Table D-12 for rates for burners installed in boilers.
- C. The fee to renew or reestablish a furnace permit is one-half (1/2) the base fee.

<b>Table D-8 — PERMIT FEES FOR MECHANICAL EQUIPMENT</b>	
<b>Type of Installation</b>	<b>Fee</b>
Forced air, gravity-type, or floor furnace, gas or oil suspended heater, heat pump, recessed wall heater or floor-mounted space heater, wall furnace, circulating heater or woodstove/fireplace insert, including ducts and burners attached thereto	\$110.50 per unit
New gas or oil burners and newly installed used gas or oil burners <sup>1</sup>	\$110.50 per unit
Appliance vents Class A, B, BW or L when installed separately	\$88.50 per unit
Mechanical air-moving systems	See Table D-2.
Appliances or equipment or other work not classed in other categories, or for which no other fee is listed.	Hourly at the DPD hourly rate. Minimum of one-half (1/2) hour.

D. Refunds. Refunds of mechanical equipment permit fees shall be calculated as specified in Table D-9.

<b>Table D-9 — CALCULATING REFUNDS OF MECHANICAL EQUIPMENT FEES</b>	
<b>MECHANICAL EQUIPMENT</b>	
<b>Stage in Review Process</b>	<b>Amount Eligible for Refund</b>
Permit application filed, permit not issued	50%
Permit is issued; no work started.	25%
Permit is issued; work started.	0% (No refund allowed)

**22.900D.100 Refrigeration equipment and systems.**

A. Fees for the installation, addition, repair, replacement and alteration of refrigeration equipment and systems shall be charged as set in Table D-10.

B. Temporary installations of 10 days' duration or less, made for the purposes of exhibition, display or demonstration shall be charged a fee of \$49.00 for each installation.

<b>Table D-10 — REFRIGERATION PERMIT FEES<sup>1</sup></b>	
<b>Type or Size of System/Equipment</b>	<b>Fee</b>
Basic fee <sup>2</sup>	\$52.50
Additional installation fee per compressor	
0–5 HP	\$52.50
6–25 HP	\$105.00
26–100 HP	\$211.00
101–500 HP	\$280.00
Over 500 HP	\$340.00
<b>Repair and alteration (value of work)</b>	
\$0 – \$1,000.00	\$52.50
\$1,001.00 – \$5,000.00	\$76.00
\$5,001.00 – \$10,000.00	\$131.00
Over \$10,000.00	\$130.00 plus \$52.50/each \$5,000.00 or fraction thereof of valuation above \$10,000.00

**Note to Table D-10:**

1. Where the application for permit shows cooling tonnage rather than horsepower, the fees of this table shall apply at a rate of one (1) horsepower equals one (1) ton of cooling capacity.

2. The basic fee applies to new installations, repairs and alterations.

C. Refunds. Refunds of refrigeration permit fees shall be calculated as specified in Table D-11.

<b>Table D-11 — CALCULATING REFUNDS OF REFRIGERATION FEES</b>	
<b>REFRIGERATION EQUIPMENT</b>	
<b>Stage in Review Process</b>	<b>Amount Eligible for Refund</b>
Permit application filed, permit not issued	50%
Permit is issued; no work started.	25%
Permit is issued; work started	0% (No refund allowed)

D. The fee to renew or reestablish a refrigeration permit is one-half (1/2) the base fee.

**22.900D.110 New installations and alterations of boilers and pressure vessels.**

A. Fees for the installation of boilers and pressure vessels shall be charged as set in Table D-12. The fee for alteration or repair of boilers and pressure vessels when an

inspection is required is a minimum fee of one-half (1/2) times the base fee and a fee for inspection time beyond the first one-half (1/2) hour at the DPD hourly rate.

B. The fee to renew or reestablish a boiler permit is one-half (1/2) the base fee.

<b>Table D-12 — INSTALLATION PERMIT FEES FOR BOILERS AND PRESSURE VESSELS</b>			
<b>Type Of Installation</b>		<b>Installation Fee</b>	
Boilers	Heated By Combustion Products Heating--Surface (In Square Feet)	Electric Power Input (In KW)	
	0-250	0-200	\$194.00
	250-500	201-400	\$289.00
	500-750	401-600	\$388.00
	750-1,000	601-800	\$559.00
	1,000	Over 800	\$707.00
Pressure vessels <sup>1</sup>	Length times diameter in square feet		
		0-15	\$130.00
		15-30	\$171.00
		30-50	\$247.00
		50-100	\$318.00
		100	\$388.00
Burner <sup>2</sup>	0-12,500,000 Btu/hr		\$194.00 (each fuel)
	Over 12,500,000 Btu/hr		\$301.00 (each fuel)
Automatic certification	0-12,500,000 Btu/hr		\$194.00 (each fuel)
	Over 12,500,000 Btu/hr		\$301.00 (each fuel)
Monitoring System	Per Boiler		\$359.00

**Notes to Table D-12:**

1. Rating size is the product of the two greatest dimensions of the vessel: diameter X overall length for the cylindrical vessels; maximum width X maximum length for rectangular vessels.
2. When a burner is installed in conjunction with a boiler, a separate fee shall not be charged for the burner.

**22.900D.120 Repealed.**

**22.900D.130 Shop and field assembly inspections.**

A. The Director may, upon written request of any manufacturer or assembler licensed to do business in the City of Seattle who has an appropriate American Society of Mechanical Engineers (ASME) Boiler and Pressure Vessel Code Symbol and holds a valid Certificate of Authorization from the ASME, make shop and field assembly inspection of boilers, boiler piping and unfired pressure vessels and provide for certification of manufacturers' data reports of such inspections as may be required by the ASME Boiler and Pressure Vessel Code rules. This service shall be provided only when the equipment is to be installed within the City of Seattle, and only when the applicant is unable to obtain inspections from private inspection agencies or other governmental authorities.

B. Fees for shop and field assembly inspection of boilers and pressure vessels shall be charged at the same rate as the installation fees for the equipment or at the DPD hourly rate, with a minimum fee charged at the rate of one (1) times the base fee for any one (1) inspection.

C. Fees for inspection requested for other than shop and field assembly inspection shall be charged at the DPD hourly rate, with a minimum fee charged at the rate of one (1) times the base fee for any one (1) inspection.

D. No fee shall be charged for the emergency inspection of a boiler or pressure vessel which has burst, burned or suffered other accidental damage, provided the boiler or pressure vessel is covered by a current valid certificate of inspection.

**22.900D.140 New installations and alterations of elevators and other conveyances.**

A. Permit fees for new installations and relocations of passenger or freight elevators, automobile parking elevators, escalators, moving walks, material lifts, dumbwaiters, lifts, private residence elevators and other conveyances shall be charged as set forth in Table D-13.

B. The permit fee for alterations and repairs to existing elevators, escalators, lifts, moving walks, dumbwaiters, and other conveyances shall be charged on a valuation basis as set forth in Table D-13, provided that in no case shall the fee for alteration or repair exceed the fee if the same were a new installation.

C. The fee for a temporary, 60-day operating permit is one (1) times the base fee.

D. The fee to renew or reestablish an elevator permit is one-half (1/2) the base fee.

<b>Table D-13 —PERMIT FEES FOR ELEVATORS AND OTHER CONVEYANCES<sup>1,2,3,4</sup></b>	
<b>Type of Conveyance</b>	<b>Fee</b>
<b>New Installations and Relocations</b>	
Hydraulic elevators	\$507.00 plus \$44.00 per hoistway opening
Cabled geared and gearless elevators	\$973.00 plus \$74.00 per hoistway opening
Residential hydraulic and cabled elevators	\$383.00
Dumbwaiters, manual doors	\$184.00 plus \$22.50 per hoistway opening
Dumbwaiters, power doors	\$184.00 plus \$52.00 per hoistway opening
Escalators and moving walks	\$1,444.00 plus the following: (width in inches + run in feet + vertical rise in feet) x \$4.40
Accessibility lifts (vertical and inclined)	\$295.00
Material lifts	\$354.00
<b>Alterations &amp; Repairs</b>	
Accessibility lifts (vertical and inclined)	\$147.00 plus \$22.50 for each \$1,000 of construction value or fraction thereof.
Other elevators, escalators, walks, dumbwaiters and lifts	\$177.00 plus \$29.00 for each \$1,000 of construction value or fraction thereof.
Elevator Cosmetic Alterations Only:	
Weight differential less than or equal to 5%	\$177.00 plus \$29.00 for each \$1,000.00 of construction value or fraction thereof, to a maximum fee of \$354.00
Weight differential greater than 5%	\$177.00 plus \$29.00 for each \$1,000.00 of construction value or fraction thereof.
Alteration or replacement of a door opening device	\$212.00 per opening device

**Notes to Table D-13:**

1. Each separately-powered unit is considered a separate conveyance. Applications and permits shall be issued accordingly. (See Seattle Building Code Section 3006.1.)
2. Installation fees include charges for electrical equipment installed in connection with any conveyance and such equipment shall not be subject to a separate electrical permit and fee.
3. Each of these fees includes a nonrefundable portion in the amount of one (1) times the base fee.

4. The fee for alteration and repair shall not exceed the fee for the same device if installed as new.

**22.900D.145 Site review fee.**

A. The fees for plan review and inspection of the following are as provided in this section and Table D-SR:

1. Land-disturbing activity as defined in the Stormwater, Grading and Drainage Control Code SMC 22.801.130; and
2. Drainage, including temporary drainage and erosion and sedimentation control.

B. The minimum fees for site review are specified in Table D-SR, and shall be paid at the time specified in the Table. Hourly fees due in addition to the minimum fee will be calculated during review. Payment of hourly fees is due at the times specified in Table D-SR or may be charged in accordance with Section 22.900B.010.

C. The charge for review time, including inspections, in excess of the time included in the minimum fee is the DPD hourly rate.

D. The fee for third party review as specified in the environmentally critical areas regulations, Seattle Municipal Code Section 25.09.080C, and for shoring review is the contract cost to the Department for the review plus an amount equal to fifteen (15) percent of the contract amount for administration and review of the third party geotechnical report and professional opinion. Seventy-five (75) percent of the estimated contract amount shall be paid prior to the contract award.

E. Site review fees are nonrefundable.

<b>Table D-SR — SITE REVIEW FEE</b>				
<b>Type of Site Review</b>	<b>Minimum Fee</b>	<b>Time at Which Minimum Fee is Due</b>	<b>Review Time Included in Minimum Fee</b>	<b>Time at Which Hourly Fees are Due</b>
1. Pre-application site inspection	¾ hour at the DPD hourly rate	At the time of application intake	¾ hour	At the time of application intake
2. Drainage and grading separate from a development permit	One (1) hour at the DPD hourly rate	At the time of application intake	1 hour	At the time of permit issuance
3. Review to determine Environmentally Critical Area exemption <sup>1</sup>	½ hour at the DPD hourly rate	At the time of application intake	1/2 hour	At the time of decision

4. Site located in Environmentally Critical Area unless fully exempt from ECA standards	2-½ hours at the DPD hourly rate	At the time of application intake	2-1/2 hours	At the time of permit issuance
5. Sites requiring either Geotechnical or Drainage review or both	DPD hourly ¼ hour minimum	At the time of Permit issuance	Not Applicable	At the time of permit issuance
<b>POST-ISSUANCE SITE INSPECTIONS AND OTHER REVIEWS</b>				
<b>Type / DEPTCM / Action Class</b>	<b>Worktype</b>	<b>ECA Filter/Action Type</b>	<b>Rate</b>	
3001 (building) / Single Family New	Full + Full C	ECA types (1, 2, 8)	2.5 x base rate	
3001 (building) / Single Family New	Full + Full C	ECA types (3, 4, 5, 6, 7, 9, 10)	1.5 x base rate	
3001 (building) / Single Family New	Full + Full C	Non ECA	1.5 x base rate	
3001 / Single Family New	Field Full	ECA types (1, 2, 8)	2 x base rate	
3001 / Single Family New	Field Full	ECA types (3, 4, 5, 6, 7, 9, 10)	1 x base rate	
3001 / Single Family New	Field Full	Non ECA	1 x base rate	
3001 / Single Family Add Alt	Full + Full C	ECA types (1, 2, 8)	1.5 x base rate	
3001 / Single Family Add Alt	Full + Full C	ECA types (3, 4, 5, 6, 7, 9, 10)	1.25 x base rate	
3001 / Single Family Add Alt	Full + Full C	Non ECA	1.25 x base rate	
3001 / Single Family Add Alt	Field Full	ECA types (1, 2, 8)	1.25 x base rate	
3001 / Single Family Add Alt	Field Full	ECA types (3, 4, 5, 6, 7, 9, 10)	1 x base rate	
3001 / Single Family Add Alt	Field Full	Non ECA	1 x base rate	
3001 / Commercial New	Full + Full C	ECA types (1, 2, 8)	4.5 x base rate	
3001 / Commercial New	Full + Full C	ECA types (3, 4, 5, 6, 7, 9, 10)	3 x base rate	
3001 / Commercial New	Full + Full C	Non ECA	3 x base rate	
3001 / Commercial New	Field Full	ECA types (1, 2, 8)	3 x base rate	

3001 / Commercial New	Field Full	ECA types (3, 4, 5, 6, 7, 9, 10)	1.5 x base rate
3001 / Commercial New	Field Full	Non ECA	1.5 x base rate
3001 / Commercial Add Alt	Full + Full C	ECA types (1, 2, 8)	2.5 x base rate
3001 / Commercial Add Alt	Full + Full C	ECA types (3, 4, 5, 6, 7, 9, 10)	2 x base rate
3001 / Commercial Add Alt	Full + Full C	Non ECA	2 x base rate
3001 / Commercial Add Alt	Field Full	ECA types (1, 2, 8)	2 x base rate
3001 / Commercial Add Alt	Field Full	ECA types (3, 4, 5, 6, 7, 9, 10)	2 x base rate
3001 / Commercial Add Alt	Field Full	Non ECA	2 x base rate
3002 / Demo	All Worktypes	Demo Only	½ x base rate
3001 / Other	All Worktypes	Temp and None	½ x base rate
3005 / Grading Only	Full + Full C	Grading Only	2.5 x base rate
3005 / Grading Only	Field Full	Grading Only	1 x base rate

**Note to Table D-SR**

1. The fee for review of possible exemptions applies regardless of the review’s outcome.

**22.900D.150 Electrical permit fees.**

A. Permit fees when plans and specifications are reviewed:

1. Permit fees for electrical installations for which plans and specifications are reviewed by the Director shall be charged on a valuation basis as set forth in Table D-14.

2. When approved by the Director to submit plans for advance plan examination, 50% of the estimated permit fee shall be collected at the time of the permit application and plan submittal.

3. The Director shall determine the value of the construction, which is the value to the vendee of all labor, material, fittings, apparatus and the like, whether actually paid for or not, supplied by the permit holder and/or installed by the permit holder as a part of, or in connection with, a complete electrical system, but which does not include the cost of utilizing equipment connected to the electrical system. The Director may require verification of the stated cost of any work subject to these fees.

When the cost of any proposed installation is unknown, an estimate of the cost shall be made and used to compute the permit fee.

The permit fee specified in Table D-14 is due at the time of application. Upon completion of the installation, a fee adjustment may be made in favor of the City or the permit holder, if requested by either party.

4. When a duplicate set of approved plans is submitted for examination and approval at any time after a permit has been issued on the original approved plans, hourly charges for Departmental work shall be assessed.

B. Permit fees when plans and specifications are not required:

1. Permit fees for electrical installations, additions and alterations for which plans and specifications are not required shall be as set forth in Table D-15. The permit fee specified in Table D-15 is due at the time of application.

2. Permit fees for temporary electrical installations shall be charged for services only at the rate set forth in Table D-15.

C. Phased permits:

1. When an electrical project is proposed to be installed in phases and the Director determines that separate electrical permits may be issued for portions of the project, the permit fee for the initial permits shall be based on the estimated value of the work under that permit according to Table D-14. The fee for the final permit shall be the fee based on the total value of the electrical installations minus the sum of the values of the initial permits.

2. Where an applicant requests that an application for a permit be divided into separate applications subsequent to the initial submittal of a unified application, an additional fee shall be charged at the rate of one (1) times the base fee for each separate application which results from the division.

<b>Table D-14 – ELECTRICAL PERMIT FEES (when plans are reviewed)</b>	
<b>Total Valuation</b>	<b>Fee</b>
\$0.00 to \$1,000.00	\$150.00 for the first \$1,000.00 or fraction thereof.
\$1,001.00 to \$5,000.00	\$150.00 for the first \$1,000.00 plus \$4.00 for each additional \$100.00 or fraction thereof.
\$5,001.00 to \$50,000.00	\$310.00 for the first \$5,000.00 plus \$1.75 for each additional \$100.00 or fraction thereof.
\$50,001.00 to 100,000.00	\$1,097.50 for the first \$50,000.00 plus \$1.50 for each additional \$100.00 or fraction thereof.
\$100,001.00 to \$500,000.00	\$1,847.50 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof.
\$500,001.00 to \$1,000,000.00	\$3,847.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof.
\$1,000,001.00 to \$3,000,000.00	\$5,347.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof.
\$3,000,001.00 and up	\$9,347.50 for the first \$3,000,000.00 plus \$1.00 for each additional \$1,000.00 or fraction thereof.

**Table D-15 — ELECTRICAL PERMIT FEES\***  
(when plans are not required)

- 1. Administrative Fee**
- a. An administrative fee of \$60.00 will be charged for items 2 through 8 and 10 in addition to the other fees specified in this table.
  - b. An administrative fee of \$48.00 will be charged when work is added to an existing permit and when other information is changed.

<b>2. Services</b>	<b>Size</b>	<b>Fee</b>
a. Services (installation, relocation and temporary installations; size based on conductor ampacity)	1 - 125A	½ x base fee
	126 - 200A	¾ x base fee
	201 - 300A	1 x base fee
	301 - 400A	1.5 x base fee
	401 - 599A	2 x base fee
b. Temporary construction power for single-family residence	Any	½ x base fee

**3. Feeders<sup>1</sup>**

<b>Size</b>	<b>120v-480v</b>	<b>&gt;480v</b>
15-25A	\$13.00	Na (see below)
30-50A	\$27.00	Na (see below)
15-50A	Na	¼ x base fee
60-125A	½ x base fee	½ x base fee
150A & above	¾ x base fee	Na (see below)
150-400A	Na	1 x base fee
450 & above	Na	<b>plan review required</b>

**4. Connections, Devices and Branch Circuits<sup>2</sup>**

<b>a. Connections</b>	<b>Fee</b>
Light outlet, switches, receptacles, fixtures <sup>3</sup> , residential-type fan	\$1.65 each
Track lighting or multi-outlet assembly	\$1.65 for every 2 feet of track
<b>b. Devices and Branch Circuits</b>	
Dimmer (commercial 2,000 watt or over)	\$18.00 each
Non-electric furnace <sup>4</sup>	\$13.00 each

**Table D-15 — ELECTRICAL PERMIT FEES\***  
(when plans are not required)

Dedicated appliances & utilization circuits (cord and plug or direct wired)	
(15-25A)	\$13.00 each
(30-50A)	\$27.00 each
Range	\$27.00 each
Water heater (220 volt)	\$27.00 each
Floodlight <sup>5</sup>	\$6.00 each
Sign	\$34.00 each
<b>5. Transformer Installations<sup>6</sup></b>	<b>Fee</b>
Up to 300 VA	\$6.00
300 VA to 6 KVA	\$13.00
7 KVA to 15 KVA	\$40.00
16 KVA to 45 KVA	½ x base fee
46 KVA to 112.5 KVA	¾ x base fee
> 113 KVA	1 x base fee
<b>6. Motor Installations</b>	<b>Fee</b>
Up to 1/3 HP	\$6.00
1/3 HP to 3/4 HP	\$13.00
1 HP to 3 HP	\$20.00
4 HP to 5 HP	\$25.00
6 HP to 20 HP	¼ x base fee
21 HP to 50 HP	½ x base fee
> 51 HP	¾ x base fee
<b>7. Electric Furnaces and Heaters</b>	<b>Fee</b>
Up to 2 KW	\$6.00
2 KW to 5 KW	\$13.00
6 KW to 15 KW	\$17.00
16 KW to 30 KW	¼ x base fee
31 KW to 100 KW	½ x base fee
> 101 KW	¾ x base fee

**Table D-15 — ELECTRICAL PERMIT FEES\***  
(when plans are not required)

<b>8. Low-voltage and Communication Systems</b>	<b>Fee</b>
a. Low-voltage systems <sup>7</sup> — sound systems, security systems, fire alarms, nurse call, industrial controls and similar	Requires separate permit for each system
Control unit	\$10.00 each
Device (actuating, horn, alarm, etc.)	\$1.65 each
Control systems (>100 volts) shall be based on the feeder schedule.	
b. Communications systems <sup>8</sup> —voice cable, data cable, coaxial cable, fiber optics and similar. The maximum fee is \$420.00.	
Control unit	\$10.00 each
Outlet	\$1.65 each
<b>9. Special Events</b>	
a. Inspections occurring during normal business hours—Hourly at the DPD hourly rate; minimum one-half (1/2) hour	
b. Inspections occurring outside normal business hours—Hourly at the DPD hourly rate; minimum one and one-half (1.5) hour	
<b>10. Inspections for which no other fee is listed, including but not limited to Conditional Work and "Get Started" permits</b>	
Each	Hourly at the DPD hourly rate; minimum one-half (1/2) hour
<b>11. Renewable Energy Systems (photovoltaic, wind power generation, etc.)</b>	
0 KW to 6 KW	¾ x base fee
7 KW to 26 KW	1 x base fee
Over 26 KW	Plan review required
*See Electrical Code for permit exemptions	

**Notes to Table D-15:**

1. Feeders will be charged only for (a) subpanels, (b) distribution panels, and (c) branch circuits of 60 amperes or over.
2. Fees will be charged according to either section 4a or 4b. Section 4a will be used only when fees according to section 4b cannot be determined.
3. Fixtures will be charged only for replacement, reinstallation or installation separate from light outlet wiring.

4. For furnaces where service exceeds 25 amperes, provided an additional feeder fee shall not be charged. For furnaces where service is 25 amperes or less, the furnace fee shall not apply provided a feeder fee is charged.

5. Outdoor area lighting (parking lots, streets, etc.) The floodlight fee is charged per luminaire.

6. The transformer fee includes the primary feeder and one (1) secondary feeder up to and including the first panelboard or disconnect. Additional secondary panelboards or disconnecting means are charged at the appropriate feeder rate.

7. Low-voltage systems include, but are not limited to, systems listed in Chapter 7 of the National Electrical Code.

8. Communication systems include, but are not limited to, systems listed in Article 770 and Chapter 8 of the National Electrical Code.

**D. Renewals and Reestablishment.**

The fee to renew or reestablish an electrical permit is one-half (1/2) times the base fee.

**E. Refunds.**

Refunds of electrical fees shall be calculated as specified in Table D-16. See also Section 22.900B.050.

<b>Table D-16 — CALCULATING REFUNDS OF ELECTRICAL FEES</b>	
<b>ELECTRICAL: FOR PLAN REVIEW OR OVER-THE-COUNTER (OTC) PERMITS</b>	
<b>Stage in Review/Inspection Process</b>	<b>Amount Eligible for Refund</b>
Permit filed, plan review required but not started	100% minus ½-hour processing fee
Plan review started or completed, no inspections	100% minus the sum of the following: any accrued hourly charges for plan review
Plan review completed/permit issued and inspection(s) made, permit not finalized	100% minus the sum of the following: any accrued hourly charges for plan review + ½-hour charge for each inspection made
Advance plan review process completed but permit not issued	100% of fee paid minus the sum of the following: any hourly charges for plan review
Permit issued (OTC) (no plan review required) no inspection(s) requested	100% minus the sum of the following: \$56.65 + ½-hour charge for one (1) inspection
Permit issued (OTC) (no plan review required) Inspection(s) made, permit not finalized	100% minus the sum of the following: \$56.65 + ½-hour charge for each inspection made
Sign permit filed, plan review required, no inspections made	100% minus processing fee of 0.5 x base rate

Sign permit filed, plan review required, inspections made, permit not finalized	100% minus the sum of the following: ½-hour processing fee + one charge of 0.5 x base rate for each inspection made
Any permit finalized	No refund

**22.900D.160 Sign, billboard, awning and canopy permit fees.**

A. Permanent signs.

For permanent signs, a permit fee of \$110.00 shall be charged for the first 100 square feet or less of the total display area of the sign plus an additional charge of \$18.00 for each 10 square feet or fraction thereof of total display area in excess of 100 square feet. The addition of a sign for one (1) business entity to the structure requires a separate permit.

B. Directional Ground Signs

Directional ground signs between five (5) and seven (7) square feet may be measured together and assessed a fee as if a single sign.

C. Sign area.

For the purpose of this section, sign area shall be measured in accordance with Section 23.86.004 of the Land Use Code.

D. Wall signs.

The maximum fee for signs painted on or otherwise applied directly to the building wall without a frame or mechanical fasteners is \$502.00.

E. Awnings and canopies.

A separate permit fee is required for the installation of awnings and canopies. The fee assessed for the installation is based on the valuation of the awning or canopy and is 100 percent of the Development Fee Index as calculated according to Table D-1. This fee is separate from the fee for any sign on the awning or canopy.

F. Signs on awnings and canopies.

A permit fee separate from the awning permit fee is required for a sign installed or painted on an awning or canopy. Signs for separate business entities are assessed a separate fee whether or not on a separate awning or canopy. The subsequent addition of a sign for one (1) business entity requires a separate permit.

G. Time of payment.

Permit fees for signs, awnings and canopies shall be paid at the time of application.

H. Renewal and Reestablishment.

The fee to renew or reestablish a sign, awning or canopy permit is one-half (1/2) the base rate.

**22.900D.170 Design Commission fees.**

A. City Capital Improvement Projects, as Defined in SMC Section 3.58.020.

Design Commission fees shall be assessed at a rate of three-tenths of one percent (0.3%) of the construction cost for City capital improvement projects for which billing will commence on or before December 31, 1998, except as specified in subsections B and D of this section. Billing will occur at the time of contract award by the Department of Finance, who will forward the bills to the Department for distribution to appropriate City departments. Payment will be made through a fund transfer to the Department Operating Fund.

**B. Major City Capital Improvement Projects.**

Except as specified in subsection D of this section, Design Commission fees shall be assessed at a rate of up to three-tenths of one percent (0.3%) of the construction cost for major City capital improvement projects (greater than \$10,000,000 construction budget) for which billing will commence on or before December 31, 1998. The fee shall be set through negotiations with the Budget Director and the Design Commission. Billing shall occur in accordance with a schedule agreed upon by the Budget Director and the Design Commission.

C. 1. For City capital improvement projects, as defined in Section 3.58.020, for which no billing commenced under subsection A or B on or before December 31, 1998, and that do not fall within an exception in subsection D of this section, the Budget Director, the Design Commission, and each affected City department will attempt to agree on that department's projects, that are expected to be assessed by the Design Commission in the following year. If no agreement is reached by a date established by the Budget Director, the Budget Director will establish the list of such projects. The Budget Director may establish the assessable appropriation of a City capital improvement below the actual appropriation in order that the project not be assessed an unduly high fee relative to the cost of the anticipated Design Commission review.

2. The Budget Director will assess a uniform fee of up to one percent (1%) of the total of all departments' capital improvement project appropriations for those projects assessable for Design Commission fees. Such fee shall be set so as to be sufficient, when combined with other funding sources, to support the anticipated costs of the Design Commission for the following year, but in no case shall the fee exceed one percent (1%).

3. The Director of Design, Construction and Land Use shall bill each department in the amount determined by the Budget Director, and that amount shall be paid by fund transfer to the Department Operating Fund.

4. If a capital improvement project's appropriation has been included in a fee assessed under this section, but Design Commission review of that project is delayed into a future year, that appropriation amount shall not be counted again in the calculation of the fee for any future year. If review of a project on which a fee has been assessed under this subsection C is canceled, or if review commences on a project that, but for timeliness, would have been included but was not included in the calculation of a fee under this subsection C, the Budget Director shall adjust the department's total assessable appropriation downwards or upwards, respectively, when establishing the subsequent year's fee.

**D. Special Exceptions.**

The Commission will bill the following projects at the hourly rate of \$100.00 per hour per Commissioner for subcommittee review, or \$700.00 per hour for full Commission review, except that fees may be waived, in whole or in part, at the discretion of the Commission with the concurrence of the Budget Director in the following circumstances:

1. Whenever Commission fees, if charged, would be disproportionate to the sums available and could cause abandonment of the project for the following types of projects: artworks, projects funded by grants and donations, neighborhood self-help projects undertaken by volunteers and nonprofit organizations, and small capital improvements;

2. For low-income and special needs housing projects subject to Design Commission review.

E. Street Use Permit Reviews.

Street use permit reviews, which are required before issuance of a street use permit for improvements within the public right-of-way, will be billed at the hourly rate of \$100.00 per hour per Commissioner for subcommittee review, or \$700.00 per hour for full Commission review. Billing will be sent to Seattle Transportation for inclusion into the plan review costs charged to the applicant, or be billed directly by the Department. For those projects billed through Seattle Transportation, payment will be made by a fund transfer from the Seattle Transportation Operating Fund to the Department Operating Fund from funds paid by the applicant.

F. Early Master Use Permit Stage or Projects Outside City Contract Process.

For design review at an early Master Use Permit stage or for projects outside The City of Seattle contract award process, Design Commission fees will be billed by the Department at an hourly rate of \$100.00 per hour per Commissioner for subcommittee review, or \$700.00 per hour for full Commission review.

**CHAPTER 22.900E FEES FOR CERTIFICATES AND REGISTRATIONS**

**22.900E.010 Off-premises advertising sign (billboard) registration fees.**

A registration fee of three-quarters (3/4) times the base rate shall be charged initially to establish and annually to renew each face of an off-premises advertising sign (billboard). The renewal fees are due on or before July 1, 2002 and on July 1 of each subsequent year.

**22.900E.020 Boiler and pressure vessel certificates of operation.**

The fee for certificates of operation for boilers and pressure vessels shall be charged in accordance with Table E-1. Where the inspection is performed by the City, the certificate fee includes the certificate of operation, the inspection and one (1) reinspection, if necessary.

<b>Table E-1 — FEES FOR CERTIFICATES OF OPERATION FOR BOILERS AND PRESSURE VESSELS</b>			
<b>Type of Installation</b>			<b>Reinspection and Certificate Fee<sup>1</sup></b>
Boilers <sup>3</sup>	Heating By Combustion Products Heating Surface (In Square Feet)	Heated By Electricity Electric Power Input (In KW)	
	0–250	0–200	\$115.00
	251–500	201–400	\$215.00
	501–750	401–600	\$315.00
	751–1,000	601–800	\$485.00
	Over 1,000	Over 800	\$600.00
Controls and limit devices for automatic boilers (Charged in addition to those fees listed above)	Automatic boilers (input)		Annual
	0–12,500,000 Btu		\$115.00
	Over 12,500,000		\$143.00
Monitoring systems for automatic boiler (Charged in addition to those fees listed above)			Annual
			\$286.00

**Table E-1 — FEES FOR CERTIFICATES OF OPERATION FOR BOILERS AND PRESSURE VESSELS *Continued***

Unfired pressure vessels <sup>1,2,3</sup>	Rating Size	Biennial
	0-15	\$66.00
	16-30	\$115.00
	31-50	\$187.00
	51-100	\$244.00
	Over 100	\$359.00
Domestic water heaters located in Group A, E or I Occupancy		Biennial \$44.00

**Notes to Table E-1:**

1. Fees for boiler and pressure vessels which are inspected by authorized insurance company inspectors are 50 percent of those set forth in Table E-1; provided, that the 50 percent rate shall not apply to the charges for controls and limit devices for automatic boilers specified in Table E-1, and further provided that no fee shall be less than the minimum.

2. Rating size is the product of the two (2) greatest dimensions of the vessel: diameter X overall length for the cylindrical vessels; maximum width X maximum length for rectangular vessels.

3. Fees for low-pressure hot water supply boilers installed prior to January 1, 1989, consisting of tanks whose contents are heated by electric elements shall be charged at the same rates that apply to unfired vessels of the same size.

**22.900E.030 Fees for elevator certificates of inspection.**

A. Certificates of inspection for elevators will be issued upon acceptance inspection and for each subsequent annual reinspection after payment of the fee set in Table E-2.

B. The fee for renewal of a certificate of inspection to operate any conveyance is as set in Table E-2.

<b>Table E-2 — FEES FOR ELEVATOR CERTIFICATES OF INSPECTION<sup>1</sup></b>	
<b>Type of Conveyance</b>	<b>Fee for Each Conveyance</b>
Hydraulic elevators	\$162.00
Cable elevators <sup>2, 3</sup>	\$221.00 plus \$17.00 for each hoistway opening in excess of two
Sidewalk elevators	\$147.00
Hand-powered elevators	\$147.00
Dumbwaiters	\$147.00
Escalators and moving walks	\$221.00
Accessibility lifts (vertical and inclined)	\$147.00
Material lifts	\$147.00
Fire emergency systems, Phase I or both Phase I and Phase II	\$74.00

**Notes to Table E-2:**

1. Each separately-powered unit is considered a separate conveyance. Separate applications and permits are required for each conveyance. (See Section 3006.1, Seattle Building Code.)

2. Elevators having a continuous hoistway wall of 100 feet or more without openings shall be charged a fee of \$359.00 plus \$16.50 for each hoistway opening in excess of two (2).

3. The fee for roped hydraulic elevators is the same as cable elevators.

**22.900E.040 Refrigeration systems annual operating permit fee.**

The annual operating permit fee for any refrigeration system is calculated according to Table E-3. The fee for multiple systems on a single premises is based upon the total motor horsepower at the premises.

<b>Table E-3 — REFRIGERATION SYSTEMS ANNUAL OPERATING FEES</b>	
<b>Size of equipment</b>	<b>Fee</b>
0 – 50 HP	\$104.00
51 – 100 HP	\$159.00
Over 100 HP	\$223.00
Over 100 HP (Type 2 refrigerant)	\$327.00

**22.900E.050 Boiler, refrigeration and gas piping licenses and examinations.**

Fees for boiler, refrigeration and gas piping examination and annual license fees, payable in advance, shall be charged as set in Table E-4.

<b>Table E-4 — FEES FOR BOILER, REFRIGERATION, AND GAS PIPING LICENSES AND EXAMINATIONS</b>	
<b>License fees:<sup>1</sup></b>	
Refrigeration Contractor	
Class A	\$177.00
Class B	\$177.00
Class C	\$283.00
Air-conditioning contractor	\$177.00
Refrigeration service shop	\$80.00
Journeyman refrigeration mechanic	\$80.00
Refrigeration service shop mechanic	\$80.00
Industrial refrigeration engineer	\$80.00
Refrigeration operating engineer	\$80.00
Steam engineers and boiler firemen (all grades)	\$80.00
Boiler supervisor, all grades	\$88.00
Gas piping mechanic	\$80.00
<b>Examination fees – all licenses</b>	<b>\$36.00</b>

**Note to Table E-4:**

1. When a license is issued that will expire in less than six (6) months from the date of issuance, the fee is one-half (1/2) the annual fee.

**22.900E.060 Registration of special inspectors.**

A. The fee for the initial examination of an applicant for registration as a registered special inspector, including the Special Inspector Certificate of Registration, shall be charged at the rate of one and one-half (1.5) times the base fee.

B. Special inspectors who wish to be registered for additional categories shall take an examination for each new category. The fee for each additional examination shall be charged at the rate of one (1) times the base fee.

C. The fee for renewal of a Special Inspector Certificate of Registration covering one (1) or more types of inspection for which the registrant has been qualified is \$44.00.

D. The fee for a special inspector to repeat an examination shall be charged at the rate of one (1) times the base fee.

**22.900E.070 Certification of fabrication plants.**

A fee of three times the base fee shall be charged for certification of an approved fabricator's manufacturing plant at the time of initial application for approval. The fee to renew an approved fabricator's manufacturing plant certification is one and one-half (1.5) times the base fee.

**22.900E.080 Revisions to current special inspection authorizations.**

When changes to the authorized special inspections or inspectors are requested, separate from a permit revision, a fee shall be charged for each additional change, after the first such change. The fee is one-half (1/2) times the base fee for any changes that occur at one (1) time for a single permit. All fees shall be paid prior to final Department approval of the special inspections.

**CHAPTER 22.900F  
COMPLIANCE AND OTHER INSPECTIONS**

**22.900F.010 Monitoring vacant buildings.**

A. A quarterly reinspection fee shall be charged as set forth in Table F-1 for reinspections of buildings closed pursuant to or in response to the requirements of the Housing and Building Maintenance Code. Building and premises shall be maintained per the standards of the Housing and Building Maintenance Code, Land Use Code, Solid Waste Code and Weeds and Vegetation Ordinance.

<b>Table F-1 — MONITORING VACANT BUILDINGS</b>	
<b>Condition of Premises</b>	<b>Fee</b>
Building is closed to entry and premises are in compliance with applicable codes.	\$195.00
Building is closed to entry and premises are not in compliance with applicable codes.	\$325.00
Building is not closed to entry regardless of compliance with applicable codes.	\$389.00

B. The Department shall send a bill to the taxpayer and/or owner of record of each property inspected.

**22.900F.020 Noise fees.**

A. Certain construction and land use proposals require noise survey reviews. Project review shall be charged according to Table F-2. Any hourly fees owed shall be paid prior to the publication of a decision on the application and prior to issuance of the permit. The actual charges and fees paid shall be reconciled and all outstanding balances shall be due and payable on demand. In cases where no published decision is required, hourly fees owed shall be paid prior to issuance of the permit, or issuance of a letter.

B. Applications for noise variances shall be charged according to Table F-2, except for applications for temporary noise variances as components of a master filming permit issued pursuant to SMC Section 15.35.010 which shall be charged as part of the single fee for the master filming permit. In addition to the amounts specified in Table F-2, applicants shall reimburse the Department for actual costs associated with review of the application.

The fee for renewal of noise variances is the same as for new applications.

Fees for noise variances are not refundable.

<b>Table F-2 — NOISE FEES</b>		
<b>Type</b>	<b>Permit Fee</b>	<b>Project Review Fee</b>
Temporary noise variance (No separate fee when issued as part of a master filming permit)	\$177.00	None
Economic/technical variance in residential zones	\$118.00	DPD hourly rate (2-hour deposit)
Economic/technical variance in commercial/industrial zones	\$295.00	DPD hourly rate (2-hour deposit)
Noise survey reviews	See Table D-2	See Table D-2

**22.900F.030 Research and inspection on Notices of Violation.**

The fee to conduct research to issue a certificate to clear the title records of a property cited with a Notice of Violation shall be charged at the rate of one-half (1/2) times the base fee. If an inspection in the field is also performed an additional fee at the rate of one (1) times the base fee shall be charged.

**22.900F.040 Advisory Housing and Building Maintenance Code and condominium conversion inspection.**

A. The fee for advisory inspections requested pursuant to the Housing and Building Maintenance Code or inspections required by the Condominium Conversion Ordinance and the Cooperative Conversion Ordinance shall be charged at the rate of two and one-half (2.5) times the base fee for inspecting a building and one (1) housing unit plus a charge at the rate of three-quarters (3/4) times the base fee for inspecting each additional housing unit in the same building. No additional fee shall be charged for one (1) follow-up inspection, if requested.

B. Additional reinspections requested or required after the first reinspection shall be charged a fee at the rate of one (1) times the base fee for each building and one (1) housing unit plus one-fourth (1/4) times the base fee for each additional housing unit in the same building.

C. Refunds. Refunds of housing fees shall be calculated as specified in Table F-3.

<b>Table F-3 — CALCULATING REFUNDS OF HOUSING FEES (Advisory housing and required condominium conversion inspections)</b>	
<b>Stage in Review Process</b>	<b>Inspection Fee Amount Eligible for Refund</b>
Written request received by the Director; but initial file setup not started	100%
File set up, but inspection not undertaken	100% minus (2 x base fee and .5 x base fee for each unit in excess of 1 unit)
Inspection has been made and the building is found to be in compliance at initial inspection	0% (No refund allowed)

**22.900F.050 House barge licenses.**

The fee for a house barge license is \$362.00. The fee to renew a house barge license is \$181.00.

## **CHAPTER 22.900G FEES COLLECTED FOR OTHER DEPARTMENTS**

### **22.900G.010 Fees for Department of Neighborhoods review.**

The following fees shall be collected by the Director of the Department of Neighborhoods and deposited in the General Fund.

- A. Certificate of Approval Fees. There is a charge for a Certificate of Approval as required by all applicable ordinances for the construction or alteration of property in a designated Special Review District, Landmark, Landmark District, or Historic District of \$10.00 for construction costs of \$1,500.00 or less, plus \$10.00 for each additional \$5,000.00 of construction costs up to a maximum fee of \$1,000.00 except that when an applicant applies for a certificate of approval for the preliminary design of a project and later applies for a certificate of approval for a subsequent phase or phases of the same project, a fee shall only be charged for the first application. There is an additional charge of \$10.00 for a Certificate of Use Approval in the Pioneer Square Preservation District, the Pike Place Market Historical District and the International Special Review District.
- B. Special Valuation Program For Historic Properties. There is a charge of \$250.00 for review by the Seattle Landmarks Preservation Board of applications for special tax valuation for historic properties pursuant to the Historic Property Act (RCW Chapter 84.26). A fee for Board review of proposed alterations to historic properties shall be charged according to the schedule of fees set forth in Section 22.900G.010A (Certificate of Approval Fees).
- C. Public School Citizen Advisory Committee Fees. There is a charge of \$100.00 per hour for convening and staffing School Use Citizen Advisory Committees and School Departure Citizen Advisory Committees.
- D. Major Institution Citizen Advisory Committee Fees. The fee for convening and staffing of Citizen Advisory Committees for the routine annual review of approved master plans and/or the review of master plan amendments is \$100.00 per hour. The fee for convening and staffing of Citizen Advisory Committees for new master plans is \$100.00 per hour.

### **22.900G.020 Fees for review by the Seattle Transportation Department and the Seattle Public Utility.**

The fees shown in Table G-1 shall be collected by the Department for transfer to the Seattle Transportation Department (SeaTran) or the Seattle Public Utility (SPU).

<b>Table G-1 — SEATTLE TRANSPORTATION DEPARTMENT and SEATTLE PUBLIC UTILITY FEES</b>		
<b>Work for Which Fee is Charged</b>	<b>Amount of Fee</b>	<b>Department</b>
1. Building grade sheet	\$430 for 1–3 lots plus \$85 per lot over three	SPU
2. School Use and School Development Advisory Committee reviews	\$110 per hour	SeaTran
3. Major institution master plans	\$110 per hour	SeaTran
4. Processing of right-of-way dedications	\$110 per hour	SPU
5. Shoring and excavation review <sup>1</sup>	\$110 per hour	SeaTran

**Note to Table G-1:**

1. A separate street use permit must be obtained from SeaTran under Title 15 if excavation or shoring will occur in the public right-of-way. This fee is collected for SeaTran for shoring projects adjacent to the public right-of-way; it is for the review of utility conflicts, bonding, and temporary use of the right-of-way, and for a deposit to pay for inspections during construction.

**22.900G.030 Fees for review by the Seattle-King County Department of Public Health (Fuel-gas piping).**

A. Fees for fuel gas piping shall be collected by the Director of Public Health. The basic fee for gas piping installations is \$110.00 for one (1) outlet, and \$12.00 for each additional outlet. A minimum of \$110.00 is nonrefundable.

B. The fee shall not apply to the installation of any domestic hot-water heaters or any other domestic gas-fired appliance connected to a plumbing system whenever such appliance or heater is included in a plumbing installation for which a basic plumbing permit has been issued.

C. A reinspection fee for fuel gas piping of \$115.00 may be assessed for each inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This is not to be interpreted as requiring inspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but as controlling the practice of calling for inspection or reinspection.

Reinspection fees may be assessed when the permit is not properly posted on the work site, the work to be inspected is not under test, and for failure to make required corrections. To obtain a reinspection the applicant shall file an application therefore in writing upon a form furnished for that purpose, and pay the reinspection fee in accordance with this code. In instances in which reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

**22.900G.040 Fees for review by the Seattle Arts Commission.**

The fee for services furnished by the Seattle Arts Commission is \$50.00 per hour. The minimum charge is \$200.00.

**22.900G.050 Presubmittal conferences for other departments.**

The Department is authorized to collect fees for Seattle Public Utilities, Seattle Department of Transportation, Department of Parks and Recreation, Seattle Fire Department, Seattle City Light and Seattle-King County Department of Public Health for presubmittal conferences and presubmittal coordination. The amount to be charged by each department shall be set by the department.

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## **Washington State Building Code Council Fee**

### **RCW 19.27.085**

#### **Building code council account — Building permit fee.**

(1) There is hereby created the building code council account in the state treasury. Moneys deposited into the account shall be used by the building code council, after appropriation, to perform the purposes of the council.

(2) All moneys collected under subsection (3) of this section shall be deposited into the building code council account. Every four years the state treasurer shall report to the legislature on the balances in the account so that the legislature may adjust the charges imposed under subsection (3) of this section.

(3) There is imposed a fee of four dollars and fifty cents on each building permit issued by a county or a city, plus an additional surcharge of two dollars for each residential unit, but not including the first unit, on each building containing more than one (1) residential unit. Quarterly each county and city shall remit moneys collected under this section to the state treasury; however, no remittance is required until a minimum of fifty (50) dollars has accumulated pursuant to this subsection.

[1989 c 256 § 1; 1985 c 360 § 4.]



# Director's Rule 1-2009

<b>Applicant:</b>  City of Seattle Department of Planning and Development	<b>Page</b>  1 of 1	<b>Supersedes:</b>  N/A
	<b>Publication:</b>	<b>Effective:</b>  1/1/09
<b>Subject:</b>  Implementation of the Fee Subtitle, Building Valuation Data	<b>Code and Section Reference:</b> Seattle Municipal Code 22.900 Fee Subtitle; DR 2-2009	
	<b>Type of Rule:</b>  Code Interpretation	
	<b>Ordinance Authority:</b>  SMC 3.06.040	
<b>Index:</b>  Fee Ordinance – Procedural Requirements	<b>Approved</b>	<b>Date</b>
_____ Diane M. Sugimura, Director, DPD		

## Background

The Fee Subtitle, Chapter 22.900 of the Seattle Municipal Code, prescribes fees for various permits, reviews and inspections. Section 22.900D.010.C specifies that the Director shall determine the value of construction for which a permit is issued. It further specifies that building valuation data from the International Code Council (ICC) and other valuation criteria approved by the Director will be used to determine the value of construction.

Directors Rule 1-2009 outlines the means and methods used to calculate and update the Building Valuation Data (BVD).

This rule updates the Building Valuation Data for 2009, by formally modifying and adopting the ICC August 2008 Building Valuation Data pursuant to the standards outlined in DPD Director's Rule 2-2009.

**Rule**

The attached Building Valuation Data shall be used to determine the value of construction according to Section 22.900C.010 as of January 1, 2009.

Occupancy Group	Example	Group (2003/2006 International Building Code)	1A	1B	2A	2B	3A	3B	4	5A	5B
A-1	Theaters, auditoriums	A-1 Assembly, theaters, with stage	\$ 215.92	\$ 208.95	\$ 204.09	\$ 195.53	\$ 184.08	\$ 178.66	\$ 189.29	\$ 167.96	\$ 161.78
	Theaters, auditoriums	A-1 Assembly, theaters, without stage	\$ 195.55	\$ 188.58	\$ 183.73	\$ 175.17	\$ 163.76	\$ 158.34	\$ 168.92	\$ 147.64	\$ 141.46
A-2		A-2 Assembly, nightclubs	\$ 164.99	\$ 160.36	\$ 156.29	\$ 150.19	\$ 141.42	\$ 137.44	\$ 144.92	\$ 128.19	\$ 123.87
	Restaurants	A-2 Assembly, restaurants, bars, banquet halls	\$ 163.90	\$ 159.27	\$ 154.11	\$ 149.10	\$ 139.24	\$ 136.35	\$ 143.83	\$ 126.01	\$ 122.78
A-3	Churches	A-3 Assembly, churches	\$ 198.99	\$ 192.02	\$ 187.16	\$ 178.60	\$ 167.16	\$ 161.74	\$ 172.35	\$ 151.04	\$ 144.86
	Bowling alleys, libraries	A-3 Assembly, general, community halls, libraries, museums	\$ 168.25	\$ 161.28	\$ 155.34	\$ 147.87	\$ 134.70	\$ 130.99	\$ 141.62	\$ 119.21	\$ 114.11
A-4		A-4 Assembly, arenas	\$ 194.46	\$ 187.49	\$ 181.55	\$ 174.08	\$ 161.58	\$ 157.25	\$ 167.83	\$ 145.46	\$ 140.37
B	Banks,	B Business	\$ 167.13	\$ 161.12	\$ 155.96	\$ 148.61	\$ 135.17	\$ 130.10	\$ 142.79	\$ 118.45	\$ 113.58
	Medical offices,										
	Offices										
E	Schools	E Educational	\$ 183.27	\$ 177.10	\$ 172.07	\$ 164.57	\$ 154.24	\$ 146.36	\$ 159.13	\$ 135.75	\$ 130.63
F-1	Industrial plants	F-1 Factory and industrial, moderate hazard	\$ 101.35	\$ 96.70	\$ 91.14	\$ 88.16	\$ 78.92	\$ 75.46	\$ 84.61	\$ 64.99	\$ 61.49
F-2	Industrial plants	F-2 Factory and industrial, low hazard	\$ 100.26	\$ 95.61	\$ 91.14	\$ 87.07	\$ 78.92	\$ 74.37	\$ 83.52	\$ 64.99	\$ 60.40
H-1		H-1 High Hazard, explosives	\$ 95.00	\$ 90.35	\$ 85.87	\$ 81.80	\$ 73.85	\$ 69.30	\$ 78.26	\$ 59.92	
H-2,3,4		H234 High Hazard	\$ 95.00	\$ 90.35	\$ 85.87	\$ 81.80	\$ 73.85	\$ 69.30	\$ 78.26	\$ 59.92	\$ 55.32
H-5		H-5 HPM	\$ 167.13	\$ 161.12	\$ 155.96	\$ 148.61	\$ 135.17	\$ 130.10	\$ 142.79	\$ 118.45	\$ 113.58
I-1	Convalescent hospitals, homes for the elderly	I-1 Institutional, supervised environment	\$ 167.65	\$ 161.90	\$ 157.56	\$ 151.18	\$ 141.16	\$ 137.29	\$ 152.57	\$ 127.78	\$ 122.77
I-2	Hospitals	I-2 Institutional, incapacitated	\$ 281.29	\$ 275.28	\$ 270.12	\$ 262.77	\$ 248.62	\$ -	\$ 256.95	\$ 231.91	
		I-2 Institutional, nursing homes	\$ 196.69	\$ 190.67	\$ 185.52	\$ 178.17	\$ 165.18	\$ -	\$ 172.34	\$ 148.46	
I-3	Jails	I-3 Institutional, restrained	\$ 192.08	\$ 186.07	\$ 180.91	\$ 173.56	\$ 161.49	\$ 155.33	\$ 167.74	\$ 144.77	\$ 137.72
I-4		I-4 Institutional, day care facilities	\$ 167.65	\$ 161.90	\$ 157.56	\$ 151.18	\$ 141.16	\$ 137.29	\$ 152.57	\$ 127.78	\$ 122.77
M	Stores, service stations (mini-marts)	M Mercantile	\$ 122.62	\$ 118.00	\$ 112.84	\$ 107.83	\$ 98.62	\$ 95.73	\$ 102.56	\$ 85.39	\$ 82.17
R-1	Hotels and motels	R-1 Residential, hotels	\$ 169.79	\$ 164.05	\$ 159.71	\$ 153.32	\$ 143.05	\$ 139.19	\$ 154.47	\$ 129.68	\$ 124.67
R-2	Apartment houses	R-2 Residential, multiple family	\$ 142.36	\$ 136.61	\$ 132.27	\$ 125.89	\$ 115.75	\$ 111.88	\$ 127.17	\$ 102.37	\$ 97.36
R-3	Dwellings	R-3 Residential, one- and two-family	\$ 134.38	\$ 130.69	\$ 127.50	\$ 124.01	\$ 119.53	\$ 116.40	\$ 121.90	\$ 111.97	\$ 105.55
R-4		R-4 Residential, care/assisted living facilities	\$ 167.65	\$ 161.90	\$ 157.56	\$ 151.18	\$ 141.16	\$ 137.29	\$ 152.57	\$ 127.78	\$ 122.77
S-1	Service stations (canopies & service bays), warehouses	S-1 Storage, moderate hazard	\$ 93.91	\$ 89.26	\$ 83.69	\$ 80.71	\$ 71.67	\$ 68.21	\$ 77.17	\$ 57.74	\$ 54.23
S-2	Public garages, Warehouses	S-2 Storage, low hazard	\$ 92.82	\$ 88.17	\$ 83.69	\$ 79.62	\$ 71.67	\$ 67.12	\$ 76.08	\$ 57.74	\$ 53.14
U	Residential garage, Private garages, Open carports, decks, piers and floats associated with r-3	U Utility, miscellaneous	\$ 71.73	\$ 67.82	\$ 63.78	\$ 60.59	\$ 54.72	\$ 51.01	\$ 57.18	\$ 43.20	\$ 41.11
			\$ 35.87	\$ 33.91	\$ 31.89	\$ 30.30	\$ 27.36	\$ 25.51	\$ 28.59	\$ 21.60	\$ 20.56
<b>NOTES:</b>											
FIRE STATIONS are mixed uses, usually including residential and parking, possibly also office.											
For PUBLIC BUILDINGS, choose the category that the occupancy most nearly resembles.											
EQUIPMENT AIR CONDITIONING and sprinkler add-ons will not be used.											



# Director's Rule 2-2009

<b>Applicant:</b>  City of Seattle Department of Planning and Development	<b>Page</b>  1 of 17	<b>Supersedes:</b>  N/A
	<b>Publication:</b>	<b>Effective:</b>  1/1/09
<b>Subject:</b>  Implementation of the Fee Subtitle	<b>Code and Section Reference:</b> Seattle Municipal Code 22.900 Fee Subtitle	
	<b>Type of Rule:</b>  Code Interpretation	
	<b>Ordinance Authority:</b>  SMC 3.06.040	
<b>Index:</b>  Fee Ordinance – Procedural Requirements	<b>Approved</b>	<b>Date</b>
_____ Diane M. Sugimura, Director, DPD		

## Table of Contents

The Fee Subtitle, Chapter 22.900 of the Seattle Municipal Code, prescribes fees for various permits, reviews and inspections. This rule provides clarification for the following sections of the Fee Subtitle.

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## **I. Rule 1-2007 Superseded**

### **Rule**

Director's Rule 1-2007, Implementation of the Fee Subtitle, is superseded by this rule.

## II. Refunds

Applicants may request a refund of fees at any time before their application is cancelled or their permit expires.

The Director may notify applicants and permit holders that an application will be canceled or a permit will expire. In conjunction with this notice, the Director shall offer the applicant an opportunity to request a fee refund. If the request is not made within 30 days of the date of the notice, and if the application is cancelled or the permit expires, the applicant or owner will no longer be entitled to a refund.

Payment of a refund will result in cancellation of the application or permit. The amount to be refunded, if any, will be determined by the Director according to the Fee Subtitle.

## III. Revisions of Applications

Section 22.900B.060 of the Fee Subtitle reads as follows:

### Revisions and Additions to Applications

- A. According to standards promulgated by the Director, the Department may assess an addition fee for the plan examination of previous designs when a subsequent redesign of a project is submitted prior to permit issuance. The revision fee shall be assessed at the hourly rate not to exceed the fee that would have been charged for the original design. The total fee is the fee for the final design plus the revision fee.
- B. The Department may assess a fee in addition to fees already charged for the original permit if the applicant makes an amendment to an existing unexpired or reestablished permit. The applicable fees will be assessed for all work necessary to process the amendment, including Seattle Transportation or Seattle Public Utilities review associate with the submitted amendment.

Section 900D.010 paragraph G of the Fee Subtitle reads as follows:

### Revisions to Issued Permits

- G. Revisions to Issued Permits. Fees for revisions to issued permits shall be charged according to standards promulgated by the Director that approximate the additional cost of reviewing the revisions. A nonrefundable fee of one times the base fee shall be paid at the time the revision is submitted.

Rule

The following guidelines shall apply to the assessment of plan revision fees.

**A. It is the policy of the Department:**

To encourage design modification during the environmental review process to mitigate adverse impacts.

To recover costs of time spent on the examination of plans which the applicant decides, independent of the Department's requirements, to substantially revise necessitating re-examination.

To charge revision fees in a consistent manner where they are applicable.

**B. Definitions:**

a) Major Revisions - Major revisions which may be subject to a revision fee include:

- Substantial changes in the scale of the structure;
- Substantial changes in the structural design, such as changing from wood frame to reinforced concrete;
- Change in the type of construction;
- Changes in occupancy that require extensive changes to the construction and life safety design of the structure;
- Moving the structure on the site, resulting in a totally new layout;
- A totally new design.

b) Minor Revisions - Revision which do not meet the above definition of Major Revisions.

c) Standards

- Revision fees will be assessed differently depending on whether the plans have been completely approved (ready to issue or issue issued permits) or are still within the correction cycle.
- The nonrefundable fee paid when revisions are submitted will be subtracted from the total amount owed calculated according to this Rule.
- Revision fees will be determined according to the following table.

Revisions submitted:	Minor	Major
Before permit is approved for issuance	The permit fee based upon the development fee based on the value of the final design.	Hourly for time spent on previous designs, but no more than the estimated plan review fee for the highest valued of the previous designs

		Plus The development fee based on the value of the final design
After approval, but before issuance	The greater of (1) the fee of the final design or (2) the fee for the original design plus the hourly fee for the time spent on the revision	Hourly for the plans examination time spent of the original design review Plus The development fee based on the value of the final design.
After Issuance	The greater of (1) the fee of the final design or (2) the fee for the original design plus the hourly fee for the time spent on the revision.  No fee will be charged for minor revisions approved in the field that do not need formal plan revisions.	New Permit is required.

- d) Revision fees will not be assessed for change in direct response to correction requirements. However, if the scope of the changes far exceeds the requirement of the correction, a revision fee will be assessed.
- e) For Land Use review of a Master Use Permit application at an hourly rate, modification to building size, location or design during the review process will be charged at the same hourly rate. An additional revision fee for zoning review may be assessed at the hourly rate if the revision far exceeds the requirements of the correction.
- f) Major revisions, as defined above, may require a new permit or may require extensive rerouting. The Engineering Services or Applicant Services Center Manager(s) should be consulted to help in this determination.
- g) There will be no refund of the plans examination fee paid when major revisions occur after issuance of the permit.

#### IV. Alterations and Repairs to Existing Buildings

Section 22.900D.010 provides that alterations and repairs to existing buildings be charged on a valuation basis. This rule establishes a general basis for determining the value of the project where the value as specified by the applicant for the cost of alteration or repair work does not appear reasonably accurate.

#### Rule

The fees for alteration and repairs to existing buildings shall be based on the value of construction as set forth in Section 22.900D.010. In general, the value specified by the applicant will be used to calculate the fee. However, if the value appears understated, the value shall be determined by using Table A below.

The Department shall determine the value of new construction which cannot be computed by the gross floor area, such as towers, retaining walls, foundations, repair of a beam or addition of a stair. This value shall be the full estimated cost of all labor and materials whether actually paid for or not, and may be based on the information submitted by the applicant.

Prior to the issuance of a permit, the applicant may submit evidence of the actual value of labor and materials, such as contracts, or bid documents, to the Department. The Department may rely on this evidence to determine the value of construction.

Table A

Extent of Alteration	% of Building Valuation Data Figure (1)	Definition(2)
Minor	20%	Cosmetic work - refinishing walls, ceilings, floors; minor mechanical, electrical, plumbing; only incidental structural work.
Medium	40%	Addition or removal of some walls or extensive construction of partitions; projects with more involved mechanical, electrical, plumbing work, such as residential additions or renovations of bathrooms and kitchens, commercial replacement of major HVAC components or of Ceiling grids; refinishing of many existing walls, ceilings, floors; replacement of substantial portions of the glazing systems if a major portion of the project; moderate projects may include minor changes to the exterior envelope or structural systems
Major	60%	Addition or demolition of many walls; installation of new glazing systems in conjunction with major remodeling; upgrading of structural systems in some portions to received increased loads in limited areas. Significant upgrades to mechanical, electrical or plumbing systems in conjunction with significant refinishing of surfaces.
Full	80%	Demolition of all non structural portions leaving a structural shell; installation of new or substantial replacement of electrical, mechanical systems in conjunction with significant changes in room configuration; significant structural upgrading to meet seismic requirements, or other substantial structural renovation, extensive structural repair.

(1) Calculated valuation for new construction of the area perm SMC 22.900D.01.

(2) The extent of alteration includes one or more of the elements in the definition. The floor area affected shall be calculated on the entire areas of the rooms where alterations are proposed. If a project has

areas for which it is reasonable to distinguish as being of different categories, it is appropriate to calculate the area separately to develop the DPD value.

## **V. Building Valuation Data**

### **Background**

The Fee Subtitle, Chapter 22.900 of the Seattle Municipal Code, prescribes fees for various permits, reviews and inspections. Section 22.900D.010C specifies that the Director shall determine the value of construction for which a permit is issued. It further specifies that building valuation data (BVD) from the International Code Conference (ICC) and other valuation criteria approved by the Director will be used to determine the value of construction.

In January 1 of each year, the Department adopts the most current and updated BVD table. This assists the Department in keeping its fees in line with market changes; through the use of the regionally modified / current BVD, the Department seeks to avoid the need to make large incremental changes in the fee structure that can occur when inflationary adjustments are not taken maintained. Since 1998, it has been the Department's policy to adopt the most recent BVD data on an annual basis to calculate the value of construction used in determining a project's fee. The Development Fee Index of Table D-1 of the Fee Subtitle was developed using an assumed + 9% increase in the national average BVD. The department therefore applies the +9% modifier to the national average when calculating each year's BVD.

The BVD is adopted by separate Directors Rule.

### **Rule**

The following will be used to provide additional guidance in determining the value of construction.

#### **A. General**

The permit fee for new construction and additions, (i.e., new floor area) shall be based on the value as determined by the plans examiner using BVD.

#### **B. Occupancies and Types of Construction**

The BVD is based on occupancy categories and types of construction used in the Seattle Building Code. Valuation for a building will be based on the BVD category the building most resembles. Chapter 3 and 6 of the International Building Code may be used for additional guidance in determining the appropriate occupancy and construction type.

#### **C. Structures not Classified in an Occupancy**

For structures which are not normally classified in an occupancy, the valuation for the occupancy which most closely resembles the proposed construction shall be used.

#### **D. Alterations**

In general, the fee assessed for alterations of existing floor area, retaining walls, towers, foundations of phased permits, etc. will be based on the value stated by the applicant. Refer to Part IV of this rule for additional information.

#### **E. Gross Area**

“Gross Area” of a building project means the total area of all floors, measured from the exterior face, outside dimensions of 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, or covered decks in multifamily residential or commercial construction, the exterior wall of the open side or sides shall be assumed to be the edge of the roof.

#### **F. Structures Accessory to Group R-3**

Structures accessory to Group R-3 buildings, such as carports, decks, piers and floats will be valued as Group U. Fees for uncovered structures and enclosed areas shall be computed using one-half the gross area of the structure times the cost per square foot

#### **G. Uncovered Structures and Unenclosed Areas (other than accessory to R-3)**

The fee for uncovered and unenclosed structures such as carports, service station canopies, plazas, piers, docks and platforms, multifamily residential and commercial decks, commercial floats, roof parking areas, and similar uncovered usable structures shall be computed using one-half the gross area of the structure times the cost per square foot of the appropriate occupancy and construction category.

#### **H. Building of More than three Stories of Types IA and IB construction**

The building valuation will be modified for buildings of Types IA and IB construction exceeding three stories of the following occupancies:

- 1) Groups R-1 and R-2
- 2) Banks
- 3) Hospitals
- 4) Institutional Nursing Homes
- 5) Medical Offices
- 6) Offices
- 7) Public Buildings
- 8) Public garages, both enclosed and open
- 9) Group M

For those occupancies, the total building valuation determined by the BVD per-square-foot values shall be modified by a factor CM, where:

$$CM = CB [1 + .005 (S-3)]$$

CB = Total value of the building based upon floor area and costs per square foot as specified in the Table.

S = Number of levels in the building from the top of the foundation.

CM = Modified value based on 0.5% increase above.

### **I. Sprinklers and Mechanical Systems**

Mechanical permits will be charged the permit fees and plan review fees of 100% of the DFI according to Table D-2 of the Fee Subtitle. Where the review of mechanical or sprinkler systems are included in the review of the building permit application, no additional fees will be charged.

## **VI. Accessory Mechanical Spaces**

### **Rule**

New floor area housing mechanical spaces shall be assumed to have the same dollar value per square foot as the occupancy to which they are accessory. If the mechanical space is accessory to multiple occupancies, the valuation of the largest occupancy as determined by floor area shall be used.

## **VII. Establishing Use for the Record**

When a use is to be for the record, application materials are sometimes routed to be checked for compliance with the appropriate edition of the Seattle Building code (SBC)

In Section 22.900D.010, Table D-2 established the development fee for establishing use for the record. This rule clarifies how the amount of the fee will be determined.

Note that a Land Use fee will be charged according to Section 22.900C.010, Table C-1 in addition to the development fee.

### **Rule**

When an application for establishment of use that does not include construction work is routed for Building Code Review, the permit fee is one and one-half times the base fee, and no plan review fee will be charged.

When the Routed application does include construction work, the applicant will be charged a permit fee of 100% of the DFI plus a plan review fee of 100% of the DFI. Even if the construction is of the type and extent that is typically approved Subject To Field Inspection (STFI), the applicant will be charged a fee based on

the value of the construction. This plan review fee is charged to cover the additional coordination and review associated with processing this permit. The advantage to the applicant of using STFI process is a reduction in the complexity of required plans.

Regardless of the outcome of Building Code review, the Land Use fee will be charged.

## **VIII. Land Use Fees**

### **A. Zoning-only Review**

The fee for zoning review is part of the hourly Land Use fee. This rule clarifies the fee that is charged for review of permits that required only zoning review.

#### **Rule**

Permits which require only zoning review shall be charge a minimum land use review fee of \$500.00, and shall be charged \$250.00 per hour for review hours in excess of two.

### **B. Master Use Permit - Fee for Review Prior to Application**

The Fee Subtitle authorizes the Department to charge for land use review performed prior to the time the permit application is completed. This rule clarifies the time and amount of payment of fees for review conducted prior to application.

Section 22.900C.010E states "In addition to fees set in Table C-1, review time required on a project prior to, or in lieu of, an application will be charge hourly as determined by the Director."

Pre-application conferences will be charged a one hour land use minimum at the time of the conference. Additional pre-application review time will be charged at the land use hourly rate if the total time exceeds 1 hour.

The design review process and the Department review time for applications undergoing design review begin prior to the time the application is submitted. Review for other types of projects may also occur prior to MUP application, most often through not always, for those projects for which a pre-application conference is held. The hourly fees will include, among other things, time spent after a pre-application conference, and time spent reviewing incomplete permit application materials.

#### **Rule**

At the time of complete Master Use Permit application, the applicant shall pay accrued hourly fees for land use review in excess of those including the minimum land use fee.

The amount due at application is the minimum land use review fee, minus amounts paid prior to application, plus hourly fees for review conducted prior to application.

### **C. Transition from A, B or C MUP Types to One MUP Type**

In previous versions of the Permit Fee Subtitle, MUP applications were divided into three groupings, A, B and C. During 2005, MUP applications fee types were standardized into a single fee structure with exceptions.

#### **Rule**

A single minimum fee of \$2500 will be charged for MUP applications and will cover up to 10 hours of review. All review hours worked beyond the minimum will be charged an hourly rate of \$250 an hour.

Certain Administrative Conditional Use and Variance fee exceptions are called out in table C-1. For projects classified as Low-income housing (per the Land Use Code), see table C-1 for additional hours authorized under the noted minimum.

### **D. Public Notice**

Table C-1-B-29, Land Use / Notice Fee

This rule clarifies when the notice will be charged and collected.

#### **Rule**

Public notice fees are assessed for each instance of each type of notice (i.e., Land Use Information Bulletin, Posting of large sign or placards, etc.) and must be paid prior to notice being performed. At application, notice fees, including notice of application and decision, will be collected as shown in the table below. Additional notices (i.e. re-notice) will be charged for each instance and each type.

Fees collected for notice which does not occur will be eligible for refund or credited to any outstanding bill prior to permit issuance.



		Unit cost by notice type												
			\$ 177	\$ 102	\$ 166	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 50			
C-1 Table link	Land Use Notice Component	EST Total Cost of Notice	dpd base x 1											
			Notice Frequency	LUB	Notice Frequency	Posting in Field	Notice Frequency	300' Mailing	Notice Frequency	DJC	Notice Frequency	Community Newspaper	Notice Frequency	Public Meeting
1	Administrative Conditional Use	\$ 782	2	\$ 354	1	\$ 102	1	\$ 166	1	\$ 160	0	\$ -	0	\$ -
2	Design Review Mandatory	\$ 666	2	\$ 354	1	\$ 102	0	\$ -	1	\$ 160	0	\$ -	1	\$ 50
2	Design Review Admin	\$ 616	2	\$ 354	1	\$ 102	0	\$ -	1	\$ 160	0	\$ -	0	\$ -
3	Sepa Review DNS	\$ 616	2	\$ 354	1	\$ 102	0	\$ -	1	\$ 160	0	\$ -	0	\$ -
3a	DS / EIS	\$ 1,986	4	\$ 708	1	\$ 102	1	\$ 166	3	\$ 480	3	\$ 480	1	\$ 50
3b	Other Agency DNS (PROJECT SPECIFIC)													
4b	ECA Exception	\$ 616	2	\$ 354	1	\$ 102	0	\$ -	1	\$ 160	0	\$ -	0	\$ -
4a	ECA Variance	\$ 782	2	\$ 354	1	\$ 102	1	\$ 166	1	\$ 160	0	\$ -	0	\$ -
4c	ECA Administrative Conditional Use	\$ 782	2	\$ 354	1	\$ 102	1	\$ 166	1	\$ 160	0	\$ -	0	\$ -
6a	Shoreline Substantial Development Permit	\$ 616	2	\$ 354	1	\$ 102	0	\$ -	1	\$ 160	0	\$ -	0	\$ -
6b	Shoreline Conditional Use	\$ 782	2	\$ 354	1	\$ 102	1	\$ 166	1	\$ 160	0	\$ -	0	\$ -
6b	Shoreline Variance	\$ 782	2	\$ 354	1	\$ 102	1	\$ 166	1	\$ 160	0	\$ -	0	\$ -
7	Short Plat	\$ 782	2	\$ 354	1	\$ 102	1	\$ 166	1	\$ 160	0	\$ -	0	\$ -
8	Special Exception	\$ 616	2	\$ 354	1	\$ 102	0	\$ -	1	\$ 160	0	\$ -	0	\$ -
24	Temp Use (more than 4 weeks)	\$ 782	2	\$ 354	1	\$ 102	1	\$ 166	1	\$ 160	0	\$ -	0	\$ -
9	Variance	\$ 782	2	\$ 354	1	\$ 102	1	\$ 166	1	\$ 160	0	\$ -	0	\$ -
10	Council Approval	\$ 1,044	2	\$ 354	2	\$ 204	1	\$ 166	1	\$ 160	1	\$ 160	0	\$ -
11	Council Conditional Use	\$ 1,044	2	\$ 354	2	\$ 204	1	\$ 166	1	\$ 160	1	\$ 160	0	\$ -
12	Subdivision	\$ 1,268	2	\$ 354	1	\$ 102	2	\$ 332	1	\$ 160	2	\$ 320	0	\$ -
13	Master Plan	\$ 1,044	2	\$ 354	2	\$ 204	1	\$ 166	1	\$ 160	1	\$ 160	0	\$ -
14	Rezone	\$ 1,044	2	\$ 354	2	\$ 204	1	\$ 166	1	\$ 160	1	\$ 160	0	\$ -
17	Design Review for Tree Protection see 2 and 20	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -
18	Early Design Guidance	\$ 495	1	\$ 177	1	\$ 102	1	\$ 166		\$ -		\$ -	1	\$ 50
18	Early Design Guidance for Administrative Design Review	\$ 445	1	\$ 177	1	\$ 102	1	\$ 166		\$ -		\$ -		\$ -
24	Intpretations (See 23.88.020)	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
30	Noise Survey review and variance	\$ 713	1	\$ 177	0	\$ -	1	\$ 166	1	\$ 160	1	\$ 160	1	\$ 50
39	School Use	\$ 924	2	\$ 354	1	\$ 95	1	\$ 155	1	\$ 160	1	\$ 160	0	\$ -
42	Sidewalk-café	\$ 272	4	\$ 177	4	\$ 95								

### **E. Shoreline Exemption Review Fee**

The minimum fee to recover the costs for review of development plans to determine that a proposal is exempt from the requirement for a shoreline substantial development permit is DPD Base Fee x 1

#### **Rule**

The fee must be paid at the time that the exemption request application is filed.

### **F. Early Design Guidance**

#### **Rule**

Early Design Guidance review is considered a miscellaneous review and will have a minimum fee of \$1500 that covers 6 hours of review.

## **IX. Noise Variances**

The Fee for technical or economic noise variance as set forth in 22.900F.020 and Table F-2 includes an hourly project review fee. This rule clarifies what costs are covered by the hourly fee.

#### **Rule**

The Hourly project review fee includes, but is not limited to, time spent by the Department staff reviewing application materials, attending public meetings, and monitoring compliance with the terms and conditions of the variance if one is granted.

## **X. Peer Review**

Section 22.900B.020 gives the Director authority to recover costs of miscellaneous services. This rule established the amounts that will be charged for Peer Review.

#### **Rule**

When the Director determines the Department needs additional plan review expertise to ensure public safety in development project with unusual design features, the applicant shall reimburse the Department for direct costs incurred in hiring and paying the necessary consultants.

For peer review contracts whose costs are estimated to exceed \$5,000, the Department may require a deposit of up to twenty-five percent (25%) of the

estimated contract amount, up to a maximum of \$15,000. The deposit must be received by the Department before the Department will authorize the peer reviewer to commence work. For the balance of the contract, the Department will bill the applicant as invoices are received from the peer reviewer(s). The deposit will be applied to the costs of the contracts at the end of the peer review process.

## XI. Site Review

The review of plans for compliance to Stormwater, Grading and Drainage is subject to the DPD hourly fee. Where as the DPD hourly rate has changed, the structure associated calculating the 'plan review fee' is unchanged.

Starting in 2009, Post Issuance site inspection fees will no longer be calculated on an hourly clock but calculated upon increments of DPD Base rate. These DPD increments have been calculated for Single Family and Commercial permits groupings;

Where Single Family group includes Single Family / Duplex and

The Commercial group includes Commercial, Multi-Family, Institution and Industrial permits.

The Post Issuance Site Inspection Fee is triggered by:

Ground Disturbance,

Where

the presence or type of Environmental Critical Area (ECA)

And

the type of permit (Building[3001], Demo[3002], Grading[3005])

And

the action of the permit (New, Add / Alt, temp or None)

And

the Worktype or Complexity (Full C, Full +, Full, Field)

Determines the fee based upon these group characteristics

And the required site related inspections for compliance with the Cities NPEDES permit.

RULE:

In the case where the parcel is located in and subject to the provisions of ECA designation **11 Peat Settlement Prone Area**, it will be treated as the grouping "a" consisting of ECA designations (1) Steep Slope, (2) Potential Slide Area and (8) Known Slide Area.

At the time of the 2009 Fee Submittal, ECA designation (11) Peat Settlement Prone Area did not exist. In that the characteristics of review and inspection are most similar to the grouping 1, 2 & 8 it shall be included in this fee grouping.

Rule

The Fee for post-issuance site inspection and other review provided for in Table D-SR shall be determined according to the table below.

USE TYPE GROUPING		CODE	WORKTYPE	TYPE DEPTCM	ACTION TYPE	ECA 1,2,8,11 (a)	FEE	non-ECA or ECA 3,4,5,6,7,9,10 (b)	FEE
SINGLE FAMILY/ DUPLEX NEW	COMPLEX, MEDIUM	3001	FULL C, FULL+	SF/D	NEW	2.5 X BASE	\$415.00	1.5 X BASE	\$249.00
	SIMPLE, FIELD	3001	FULL, FIELD	SF/D	NEW	2 X BASE	\$332.00	1 X BASE	\$166.00
SINGLE FAMILY/DUPLEX ADD / ALT	COMPLEX, MEDIUM	3001	FULL C, FULL+	SF/D	ADD / ALT	1.5 X BASE	\$249.00	1.25 X BASE	\$207.50
	SIMPLE, FIELD	3001	FULL, FIELD	SF/D	ADD / ALT	1.25 X BASE	\$207.50	1 X BASE	\$166.00
COMMERCIAL / MULTIFAMILY NEW	COMPLEX, MEDIUM	3001	FULL C, FULL+	COMM, MF, IND, INST	NEW	4.5 X BASE	\$747.00	3 X BASE	\$498.00
	SIMPLE, FIELD	3001	FULL, FIELD	COMM, MF, IND, INST	NEW	3 X BASE	\$498.00	1.5 X BASE	\$249.00
COMMERCIAL / MULTIFAMILY ADD ALT	COMPLEX, MEDIUM	3001	FULL C, FULL+	COMM, MF, IND, INST	ADD / ALT	2.5 X BASE	\$415.00	2 X BASE	\$332.00
	SIMPLE, FIELD	3001	FULL, FIELD	COMM, MF, IND, INST	ADD / ALT	2 X BASE	\$332.00	2 X BASE	\$332.00
DEMO	ALL	3002	FULL C, FULL+, FULL, FIELD	SF/D, COMM, MF, IND, INST		.5 X BASE	\$83.00	.5 X BASE	\$83.00

TEMP - OR - NO CONST	ALL	3001	FULL C, FULL+, FULL, FIELD	SF/D, COMM, MF, IND, INST	TEMP, NONE	.5 X BAS E	\$83.00	.5 X BASE	\$83.00
GRADING ONLY	COMPLEX, MEDIUM	3005	FULL C, FULL+	SF/D, COMM, MF, IND, INST		2.5 X BAS E	\$415.00	2.5 X BASE	\$415.00
						1 X BAS E			
	SIMPLE, FIELD	3005	FULL, FIELD	SF/D, COMM, MF, IND, INST			\$166.00	1 X BASE	\$166.00

ECA Designations:

(a) 1 Steep Slope, 2 Potential Slide Area, 8 Known Slide Area, 11 Peat Settlement Prone

(b) 3 Riparian Corridor, 4 Wetland, 5 Liquefaction Prone Soils, 6 Flood Prone, 7 Land Fill, 9 Fish & Wildlife Habitat Area, 10, Shoreline Habitat Buffer,

## **Standard Plans and Factory-Built Structures**

Items 7 and 8 of Table D-2 specify the fees for standard plans and for factory-built structures. This rule clarifies how those fees are to be applied. The rule applies to (1) applications for approval of a factory-built structure and (2) applications for approval of a standard plan that includes a factory-built structure.

Rule

### **A. Factory-built Structures**

The permit review fee for factory-built structures is calculate by the number of modules up to a maximum of 10 x DPD base permit fee (\$166) with a minimum plan review fee of 1 x DPD base fee (\$166). In addition, a valuation base permit and plan review fee calculated according to item 1 of Table D-2 shall be charged for the foundation and accessory structures.

For HUD-approved factory-built housing (housing bearing a "Red Seal"), the fee for the foundation shall not be charged.

### **B. Standard Plans that Include a Factory-built Structure**

- 1) The fee for establishment of a standard plan that includes a factory-built structure shall be calculated according to the following:
  - a) A permit fee of 100% of the DFI for the standard plan (Table D-2, item 7a), plus 1 x DPD Base fee (\$166.00) for the factory-built structure (Table D-2, item 8). The DFI shall be based on the value of the foundation and accessory structures only.

Plus

- b) A plan review fee of 100% of the DFI for the standard plan (Table D-2 item 7a). The DFI shall be base on the value of the foundation and accessory structures only. No plan review fee for the factory-built structure will be charged for the application to establish the standard plan.
- 2) The fee for a permit to build according to the standard plan shall be calculated according to the following:
  - a) A permit fee of 100% of the DFI for the standard plan (Table D-2 item 7c) plus 1 x DPD Base fee (\$166.00) for the factory-built structure (table D-2 item 8). The DFI shall be based on the value of the foundation and accessory structures only.

Plus

- b) A plan review fee of 40% of the DFI for the standard plan (Table D-2 item 7c) plus 1 x DPD Base fee (\$166.00) for the factory-built structure (Table D-2 item 8). The DFI shall be based on the value of the foundation and accessory structures only. For standard plans that include HUD-approved factory-built housing (housing bearing a "Red Seal"), the fee for the foundation shall not be charged.

## **XII. Temporary Occupancies**

The Fee Ordinance has a fee for review of permits for temporary structures and temporary uses, but it does not have a fee for review of permit for temporary occupancies. This rule establishes such a fee.

### **Rule**

The fee for permits for temporary occupancies is 2 x DPD Base Fee plus DPD Hourly (\$166) per hour for review time in excess of two hours.

Temporary Occupancies is similar to a temporary use as outlined in Table D-2 # 16 thru # 18.

## **XIII. Address Changes**

According to 22.900B.020, the fee to correct the address on an application or an issued permit is \$45.00. This Rule establishes the fee for address changes unrelated to an application for a permit or for an issued permit.

### **Rule**

The fee fro address changes unrelated to an application for a permit or for an issued permit, is 1 x DPD Base Fee (\$166) for each property affected.

				2004	2005	2006	2007	2008	2009
<b>CURRENT</b>		<b>CURRENT</b>							
<b>SINGLE FAMILY SMALL AVERAGE VALUE</b>									
Project	V-N AVERAGE	sq ft	floors	dpd value	dpd value	dpd value	dpd value	dpd value	dpd value
R-3 VB	dwelling	1500	1						
U VB	garage	400	1						
	total project value			\$ 136,000.00	\$ 142,000.00	\$ 156,000.00	\$ 164,870.00	\$ 171,406.00	\$ 174,769.00
	dev permit								
	dev plan								
					1.95%	4.35%	2.68%	1.94%	0.99%
<b>APARTMENT R-1</b>									
<b>CURRENT R-2 NEW</b>									
Project	V-1HR + SPRINKLER	sq ft	floors	dpd value	dpd value	dpd value	dpd value	dpd value	dpd value
R-2 VA	AVERAGE	21000	1						
	dwelling			\$ 1,648,000.00	\$ 1,744,000.00	\$ 1,878,000.00	\$ 1,987,440.00	\$ 2,087,400.00	\$ 2,149,770.00
	total project value								
	dev permit								
	dev plan								
					4.53%	5.94%	4.63%	3.83%	2.31%
<b>MIXED USE</b>									
<b>V-1HR (GOOD) OVER TYPE I GARAGE/RETAIL + SPRINKLER</b>									
Project		sq ft	floors	dpd value	dpd value	dpd value	dpd value	dpd value	dpd value
R-2 VA	dwelling	125000	1						
U IIA	garage	50000	1						
2 IA	retail	25000	1						
	total project value			\$ 14,743,000.00	\$ 15,580,000.00	\$ 16,545,500.00	\$ 17,485,000.00	\$ 18,520,250.00	\$ 18,964,000.00
	dev permit								
	dev plan								
					4.43%	4.87%	4.52%	4.75%	1.99%
<b>BANK</b>									
Project	V-N BANK	sq ft	floors	dpd value	dpd value	dpd value	dpd value	dpd value	dpd value
B VB	BANK	5000	1						
	total project value			\$ 445,000.00	\$ 477,000.00	\$ 513,000.00	\$ 542,950.00	\$ 569,050.00	\$ 567,900.00
	dev permit								
	dev plan								
					4.81%	5.13%	4.09%	2.95%	-0.14%
<b>FIRESTATION</b>									
<b>II-1HR FIRESTATION / II-1HR GARAGE</b>									
Project		sq ft	floors	dpd value	dpd value	dpd value	dpd value	dpd value	dpd value
B IIA	FIRESTATION	5000	1						
S-2 IIA	garage	5000	1						
	total project value			\$ 942,000.00	\$ 998,000.00	\$ 1,075,000.00	\$ 1,137,300.00	\$ 1,188,700.00	\$ 1,198,250.00
	dev permit								
	dev plan								
					4.35%	5.64%	4.36%	2.70%	0.61%
<b>HIGHRISE</b>									
<b>TYPE 1 FULL SPRINKLERED HIGHRISE</b>									
Project		sq ft	floors	dpd value	dpd value	dpd value	dpd value	dpd value	dpd value
B IA	OFFICE	50000	40						
S-2 IA	GARAGE	75000	2						
M IA	RETAIL	75000	6						
	total project value		48	\$ 315,594,000.00	\$ 336,000,000.00	\$ 361,826,000.00	\$ 382,935,000.00	\$ 400,393,500.00	\$ 403,362,000.00
	story modifier	YES	45	\$ 386,603,000.00	\$ 411,592,000.00	\$ 443,237,000.00	\$ 469,095,375.00	\$ 490,482,037.50	\$ 494,118,450.00
	dev permit								
	dev plan								
					3.82%	4.61%	3.63%	2.91%	0.49%
<b>OFFICE</b>									
<b>V-N OFFICE NO SPRINKLERS</b>									
Project		sq ft	floors	dpd value	dpd value	dpd value	dpd value	dpd value	dpd value
B VB	OFFICE	7000	1						
	total project value			\$ 623,000.00	\$ 668,000.00	\$ 718,000.00	\$ 760,130.00	\$ 796,670.00	\$ 795,060.00
	dev permit								
	dev plan								
					5.01%	5.28%	4.20%	3.36%	-0.15%
<b>HOSPITAL</b>									
<b>TYPE 1 FULL SPRINKLERED HIGHRISE</b>									
Project		sq ft	floors	dpd value	dpd value	dpd value	dpd value	dpd value	dpd value
I-2 IA	HOSPITAL	50000	8						
S-2 IA	GARAGE	75000	4						
	total project value		12	\$ 109,511,000.00	\$ 116,000,000.00	\$ 125,136,000.00	\$ 131,815,000.00	\$ 137,941,000.00	\$ 140,362,000.00
	story modifier	YES	9	\$ 114,439,000.00	\$ 121,143,000.00	\$ 130,768,000.00	\$ 137,746,675.00	\$ 144,148,345.00	\$ 146,678,290.00
	dev permit								
	dev plan								
					3.58%	4.89%	3.43%	3.05%	1.19%

