

ORDINANCE O-4463

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO DEVELOPMENT FEES AND AMENDING KIRKLAND MUNICIPAL CODE CHAPTERS 5.74, 19.36, 21.06 AND 21.74.

The City Council of the City of Kirkland do ordain as follows:

Section 1. Section 5.74.040 of the Kirkland Municipal Code ("KMC") is amended to read as follows:

**5.74.040 Fees charged by the public works department.**

(a) The schedule below establishes permit and administrative fees charged by the public works department.

<u>Fee Type</u>	<u>Fee Amount</u>
<p><b>Water – Meter installation</b>                      (Each fee includes a \$50 administration charge)                      3/4" meter                      1" meter                      1-1/2" meter                      2" meter                      Greater than 2"</p>	<p style="text-align: right;"><del>\$156129.00</del>  <del>\$184159.00</del>  <del>\$199225.00</del>  <del>\$383294.00</del>                      Time and materials</p>
<p><b>Water – Billing</b>                      Customer-requested service shutoff during business hours                      Customer-requested service shutoff during nonbusiness hours                      Water service shutoff or turn-on for unpaid user bill before 3:00 p.m. on business days                      Water service shutoff or turn-on for unpaid user bill after 3:00 p.m. on business days                      Service calls if broken water line was caused by owner/occupant                      Special water meter reading                      Alternate billing                      Cut lock fee                      Shutoff tag                      Water restrictions penalty</p>	<p style="text-align: right;">\$30.00                      \$80.00                      \$40.00                      \$90.00                      \$20.00                      \$40.00                      \$10.00                      \$60.00                      \$20.00                      Up to \$50.00/day</p>
<p><b>Sewer - permits</b>                      New or replacement side sewer inspection                      Side sewer repair (&lt; 10 feet) inspection                      Side sewer cap inspection                      Septic system abandonment inspection                      Side Sewer Stub fee (for City-installed stub)</p>	<p style="text-align: right;"><del>\$436425.00</del>  <del>\$6058.00</del>  <del>\$6058.00</del>  <del>\$6058.00</del>  <del>\$10911062.00</del> min.                      or as documented</p>

<p><b>Sewer – Discharge regulation</b>                  Penalty for late discharge report (late after 30 days)</p> <p>Penalty—Discharge compliance, incomplete actions                  Penalty—Nonmaintenance of FOG systems</p> <p>Penalty—Inaccurate or incomplete report</p>	<p>\$25.00/day for first 20 days, then \$100.00/day, for a maximum of \$1,000.00 total.                  \$100.00/day for 60 days max.                  \$500.00 + city maintenance costs.                  Second year: \$1,000.00 + city maintenance costs                  \$100.00 for first offense</p>
<p><b>Sewer – Billing</b>                  Sewer service call (customer problem)</p>	<p>\$20.00</p>
<p><b>Right of Way</b>                  Permit to work in ROW – Standard                  Permit to work in ROW – Basic                  Street cut fee 1-50 sq ft.                  Street cut fee 51-100 sq ft.                  Street cut fee 101 sq ft or larger</p> <p>Street cut administration fee</p>	<p><del>\$382372.00</del>  <del>\$109106.00</del>  <del>\$205200.00</del>  <del>\$411400.00</del>  <del>\$411 + \$411 \$400 + \$400</del> for each additional 100 sq ft  <del>\$2625.00</del></p>
<p><b>Storm Drainage (Surface Water)</b>                  Surface Water Drainage Plan check fees                  (see PW Pre-Approved Plans and Policies for description of review types):</p> <ul style="list-style-type: none"> <li>A) Small – Type I Review</li> <li>B) Small – Type II Review</li> <li>C) Targeted Review</li> <li>D) Full Review</li> <li>E) Roof/ Driveway Drain Connection Inspection</li> <li>F) Surface Water Adjustment Process (see PW Pre-approved Plans and Polices for full description)</li> </ul>	<p><del>\$385375.00</del>  <del>\$929905.00</del>  <del>\$1,6231,580.00</del>  <del>\$3,2453,160.00</del>  <del>\$654637.00</del></p> <p><del>\$154150</del> for up to 2 hours of process, and then <del>\$12075.00</del>/hour thereafter</p>
<p><b>Miscellaneous Review and Inspection Fees</b></p> <p>When the Public Works Department provides engineering review or inspections services, and a fee for such service is not published, the applicant shall pay the following rate for such services:</p> <p>Impact fee – Independent Fee Review</p>	<p><del>\$12075.00</del> per hour</p>

<p>Right-of-way non-user relinquishment review fee</p>	<p><del>\$205</del> <del>200.00</del>, plus  <del>\$120</del> <del>75.00</del> per hour  of review</p> <p><del>\$600</del> <del>375.00</del> for up to  5 hours process, and  <del>\$120</del> <del>75.00</del>/hour  thereafter</p>
<p><b>City trees</b>  Civil penalties for violations, per day</p>	<p><del>1<sup>st</sup> violation</del> <del>\$200</del>  <del>2<sup>nd</sup> violation</del> <del>\$400</del>  <del>3<sup>rd</sup> violation</del> <del>\$600</del></p>

(b) Whenever any construction work, public improvement or other activity is required or permitted to be performed upon any public right-of-way, or within or upon any property which, upon completion of said work or activity, is to be conveyed or dedicated as public right-of-way or public easement, the city shall not accept for maintenance or otherwise such work, improvement, facility or activity until there has been paid to the city by the person required or permitted to perform such work or activity an amount equal to ten percent of the estimated cost of construction of such work, improvement, facility or activity as and for reimbursement to the city for its cost of review and inspection of such work, improvement, facility or activity. In addition, prior to the release of any permit for construction of storm drainage collection and conveyance on private property, the permit applicant shall pay a fee equal to ten percent of the estimated cost of construction of such work, improvement, facility or activity as and for reimbursement to the city for its cost of review and inspection of such work, improvement, facility or activity. Estimated cost of construction shall be determined by the director of the department of public works. Whenever such a review and inspection fee is required, the public works department is authorized to collect up to one-half of the fee at permit application with the remainder being due at permit issuance.

(c) This section shall not apply to:

(1) Work performed under public works construction contracts let by the city pursuant to Chapter 3.85; or

(2) So much of such work performed under a developer's extension agreement (Chapter 35.91 RCW facilities agreement) as is determined by the director of public works to be for the benefit of the Kirkland water or Kirkland sewer system rather than for the benefit of the property being concurrently subdivided, developed or improved by the signors to the developer extension agreement.

(d) The director is authorized to interpret the provisions of this chapter and may issue rules for its administration. This includes, but is

not limited to, correcting errors and omissions and adjusting fees to match the scope of the project. The fees established here will be reviewed annually, and, effective January 1st of each year, may be administratively increased or decreased by an adjustment, rounded to the nearest dollar, to reflect the current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers as needed in order to maintain the cost recovery objectives established by the city council.

(e) MyBuildingPermit.com Surcharge. In addition to the fees listed in this section there shall be a ~~one and three tenths~~ three and five tenths percent surcharge collected to pay for the City's MyBuildingPermit.com membership fees and other to help offset the cost of the enhancements and maintenance of the MyBuildingpermit.com and permit tracking software.

Exception: the MyBuildingPermit.com surcharge does not apply to the following:

- (1) Water meter installation.
- (2) Water billing.
- (3) Sewer discharge and penalties.
- (4) Sewer billing.
- (5) Street cut fees.
- (6) City trees or civil penalties.

Section 2. Section 5.74.070 of the KMC is repealed. A new KMC Section 5.74.070 is adopted to read as follows:

**5.74.070 Fees charged by planning department.**

(a) The schedule below establishes fees charged by the Planning & Community Development department. The entire fee must be paid before the review or processing begins, except as otherwise specified.

FEE TYPE	FEE AMOUNT
<b>Preliminary Project Review</b>	
Pre-submittal Meeting, Integrated Development Plan, and/or Pre-design Conference No fee for second pre-submittal meeting if for Integrated Development Plan.	\$518.00

<b>Planning Official Decisions</b>	
Accessory Dwelling Unit (not required if reviewed concurrently with a building permit)	\$425.00
Administrative Design Review	
If application involves new gross floor area (new buildings or additions to existing buildings)	\$2,127.00
No new gross floor area	No fee
Design Review Approval Extension	\$425.00
Design Review Approval Modification	\$1,077.00
Forest Management Plan	\$308.00
Historic Residence Alteration	\$850.00
Integrated Development Plan Modification per KZC 95.30(6)(b)(1)	\$539.00
Integrated Development Plan Modification per KZC 95.30(6)(b)(2)	\$850.00
Master Sign Plan Approval Modification	\$850.00
Multiple Private or ROW Tree Removal Permit	\$205.00
Noise Variance	\$539.00
Off-Site Directional Sign Approval Modification	\$539.00
Parking Modification (additional public works fees may be required per Section 5.74.040)	\$539.00
Personal Wireless Service Facility Planning Official Decision	\$8,578.00
Personal Wireless Service Facility Subsequent or Minor Modification	\$850.00
Rooftop Appurtenance Modification	\$850.00
Sensitive Area Planning Official Decision	\$2,127.00
Shoreline Area – Alternative Options for Tree Replacement or for Vegetation Compliance in Setback	\$205.00
Shoreline Substantial Development Exemption	\$205.00
Temporary Use Permit	\$218.00

Zoning Verification Letter	\$205.00
<b>Planning Director Decisions</b>	
Additional Affordable Housing Incentive—Density Bonus	\$1,077.00
Binding Site Plan	\$2,141.00
Lot Line Alteration	\$1,077.00
Master Sign Plan	\$3,006.00
Multifamily Housing Property Tax Exemption Conditional Certificate	\$1,077.00
Multifamily Housing Property Tax Exemption Conditional Certificate Extension	\$539.00
Multifamily Housing Property Tax Exemption Contract Amendment	\$539.00
Off-Site Directional Sign	\$1,077.00
Process I Approval Modification	\$850.00
Process IIA, IIB or III Approval Modification	\$1,077.00
Short Plat or Subdivision Approval Modification	\$850.00
Variance Exception	\$1,077.00
<b>Process I Review</b>	
Historic Residence Designation	\$1,091.00
Home Occupation	\$1,091.00
Homeless Encampment Temporary Use with Modifications	\$218.00
Innovative Short Subdivision	
Base Fee	\$6,947.00
Fee per lot	\$992.00
Other Process I	
Base Fee	\$4,253.00
Fee per new residential unit	\$496.00
Fee per sq. ft. new non-residential GFA	\$0.30

Short Subdivision	
Base Fee	\$3,273.00
Fee per lot	\$992.00
Substantial Development Permit	
Piers and Docks Associated with Multifamily Development and Marinas and Moorage Facilities Associated with Commercial Uses (new or enlargement of greater than 50% of the existing deck area)	\$10,718.00
Other Shoreline Improvements, including boatlifts and boat platforms	\$4,594.00
Personal Wireless Service Facility Process I Review	\$10,718.00
<b>Process IIA Review</b>	
Innovative Preliminary Subdivision	
Base Fee	\$11,086.00
Fee per lot	\$1,077.00
Other IIA	
Base Fee	\$7,500.00
Fee per new residential unit	\$425.00
Fee per sq. ft. new nonresidential GFA	\$0.42
Personal Wireless Service Facility Process IIA Review	\$20,756.00
Preliminary Subdivision	
Base Fee	\$8,946.00
Fee per lot	\$1,077.00
Subdivision Alteration	\$9,187.00
<b>Process IIB Review</b>	
Historic Landmark Overlay or Equestrian Overlay	\$1,077.00
Other IIB	
Base Fee	\$11,569.00

Fee per new residential unit (including short subdivisions reviewed through Process IIB per Section 22.28.030)	\$425.00
Fee per sq. ft. new nonresidential GFA	\$0.42
Personal Wireless Service Facility Process IIB Review	\$29,943.00
Subdivision Vacation	\$9,187.00
<b>Hearing Examiner Review</b>	
Integrated Development Plan - Modification after Tree Removal per KZC 95.30(6)(b)(3)	\$1,077.00
<b>Design Board Review</b>	
Design Board Concept Review	\$1,466.00
Design Board Design Response Review	
Base Fee	\$4,489.00
Fee per new unit	\$206.00
Fee per sq. ft. new GFA	\$0.21
<b>State Environmental Policy Act (SEPA)</b>	
Review of Environmental Checklist	
Base Fee	\$927.00
Applications involving sensitive areas (streams and/or wetlands only)	\$567.00
Estimated Number of PM Peak Trips	
Less than 20 trips	\$927.00
21—50 trips	\$1,854.00
51—200 trips	\$3,707.00
Greater than 200 trips	\$7,416.00
Preparation of Environmental Impact Statement (EIS)	
* The cost of preparing an EIS is the sole responsibility of the applicant. Kirkland Ordinance No. 2473, as amended, establishes the procedures that the city will use to charge for preparation and distribution of a draft and final EIS. The applicant is required to deposit with the city an amount not	



less than \$5,000 to provide for the city's cost of review and processing an EIS. If the anticipated cost exceeds \$5,000, the city may require the applicant to deposit enough money to cover the anticipated cost.

### Miscellaneous

<b>Appeals and Challenges</b>	
Appeals	\$213.00
Challenges	\$213.00
Note: No Fee for code enforcement hearings	
<b>Concurrency Application—Estimated Number of PM Peak Trips</b>	
Less than 20 trips	\$545.00
21—50 trips	\$763.00
51—200 trips	\$1,527.00
Greater than 200 trips	\$1,963.00
<b>Final Subdivision</b>	
Base Fee	\$2,127.00
Fee per lot	\$213.00
<b>Short Subdivision Recording Review</b>	
\$980.00	
<b>Sidewalk Cafe Permits</b>	
Base Fee	\$672.00
Fee per sq. ft. of cafe area	\$0.75
<b>Street Vacation</b>	
Base Fee	\$8,578.00
Fee per sq. ft. of street	\$0.42
<b>Miscellaneous Review and Inspection Fees</b>	
When the Planning and Community Development department provides planning review or inspection services, and a fee for such service is not published,	\$120.00 per hour

the applicant shall pay the following rate for such services.	
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**Comprehensive Plan and Zoning Text Amendment Requests**

Request for property-specific map change	
Initial request	\$328.00
If request is authorized by city council for review	\$328.00
Request for city-wide or neighborhood-wide policy change	No fee

**General Notes:**

1. Fee Reduction for Applications Processed Together:  
When two or more applications are processed together, the full amount will be charged for the application with the highest fee. The fee for the other application(s) will be calculated at 50% of the listed amount.
2. Projects with greater than 50 dwelling units or 50,000 sq. ft. nonresidential GFA:  
The per unit and per sq. ft. fee for all units above 50 and all GFA above 50,000 sq. ft. shall be reduced by one-half.
3. Note for Sensitive Areas permits:
  - a. In cases where technical expertise is required, the Planning Official may require the applicant to fund such studies.
  - b. Voluntary wetland restoration and voluntary stream rehabilitation projects are not subject to fees.
4. Construction of affordable housing units pursuant to Chapter 112 KZC:  
The fee per new unit and fee per square foot new GFA shall be waived for the bonus or additional units or floor area being developed.
5. Note for Historic Residence permits:  
An additional fee shall be required for consulting services in connection with designation and alteration of historic residences.

(b) The director of finance and administration is authorized to interpret the provisions of this chapter and may issue rules for its administration. This includes, but is not limited to, correcting errors and omissions and

adjusting fees to match the scope of the project. The fees established here will be reviewed annually, and, effective January 1st of each year, may be administratively increased or decreased, by an adjustment to reflect the current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers as needed in order to maintain the cost recovery objectives established by the City Council.

(c) MyBuildingPermit.com Surcharge. In addition to the fees listed in this section there shall be a three and five-tenths percent surcharge collected to pay for the City's MyBuildingPermit.com membership fees and to help offset the cost of the enhancements and maintenance of the MyBuildingpermit.com and permit tracking software.

Exception: The MyBuildingPermit.com surcharge does not apply to the fees for comprehensive plan and zoning text amendment requests.

Section 3. Section 19.36.050 of the KMC is amended to read as follows:

**19.36.050 Civil penalties for violations.**

(a) The director of public works or his or her designee shall be responsible for enforcing the provisions of this chapter with respect to street trees. The director of parks and community services or his or her designee shall be responsible for enforcing the provisions of this chapter with respect to city parks and other city property.

(b) When taking enforcement action under this chapter, the city's primary goal, if feasible, shall be full restoration of the area where the violation occurred. Each tree removed, pruned, trimmed, modified, altered or damaged in violation of this chapter shall constitute a separate violation for the purpose of assessing penalties under this chapter Code. Violations shall be deemed to be continuing in nature until the area where the violations occurred is fully restored to the condition it was in prior to the violations; provided, that the city, in its discretion, may suspend the accrual of daily penalties if the property owner is actively and diligently implementing a city-approved restoration plan. The costs of restoration shall not be more than the appraised value of the significant trees removed, according to the most recent edition of the Guide for Plant Appraisal.

(c) In addition to the costs of restoration, the amount of the tree fines and monetary penalty per day for a violation of this Chapter is set forth in ~~Section 5.74.040~~ Chapter 1.12. of this Code.

(d) Payment of a monetary penalty under this chapter does not relieve a person of the duty to correct the violation as ordered by the applicable department director.

Section 4. Sections 21.06.400 and 21.06.405 of the KMC are repealed.

Section 5. Section 21.06.420 of the KMC is amended to read as follows:

**21.06.420 General.**

Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this chapter or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this chapter or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

The building official is authorized to establish a self-certification program whereby certain installations, by approved contractors, will only be subject to spot inspections.

Section 6. Section 21.06.495 of the KMC is amended to read as follows:

**21.06.495 Electrical inspections.**

(a) The installation, alteration or extension of any electrical system, fixtures or components for which a permit is required by this chapter shall be subject to inspection by the building official and such electrical systems, fixtures and components shall remain accessible and exposed for inspection purposes until approved by the building official. It shall be the duty of the permit applicant to cause the electrical systems to remain accessible and exposed for inspection purposes. The city shall not be liable for expense entailed in the removal or replacement of material required to permit inspection. When the installation of an electrical system is complete, an additional and final inspection shall be made. Electrical systems and equipment regulated by the National Electrical Code shall not be connected to the energy source until authorized by the building official.

(b) The building official may require special inspection of equipment or wiring methods where the installation requires special training, equipment, expertise, or knowledge. Where such special inspection is required, it shall be performed by an independent third party acceptable to the building official. The special inspection person/agency shall be designated and approved prior to beginning the installation of wiring or equipment. A written report from the designated special inspection agency indicating that the installation conforms to the appropriate codes and standards shall be received by the building official prior to that installation being approved. All costs for such testing and reporting shall be the responsibility of the permit holder.

(c) Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of the National Electrical Code or of other ordinances of the city. Inspections presuming to give authority to violate or cancel the provisions of the National Electrical Code or other ordinances of the city shall not be valid.

(d) The building official, upon notification, shall make the inspections set forth in this section:

(1) **Underground.** Underground inspection shall be made after trenches or ditches are excavated and bedded, piping and conductors are installed, and before backfill is put in place. Where excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the raceway, cable or conductors, or where corrosive action will occur, protection shall be provided in the form of granular or selected material, approved running boards, sleeves or other means.

(2) **Rough-In.** Rough-in inspection shall be made after the roof, framing, fireblocking and bracing are in place and all wiring and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes. All required equipment grounding conductors installed in concealed cable or flexible conduit systems must be completely installed and made up at the time of the rough-in cover inspection.

(3) **Other Inspections.** In addition to the inspections specified above, the code official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws, which are enforced by the department of electrical inspection.

(4) **Final Inspection.** The final inspection shall be made after all work required by the permit is completed.

(e) Annual Electrical Permit. Upon approval of the building official, an annual electrical permit may be purchased by a building owner or licensed electrical contractor. This type of permit is available for educational, commercial, industrial, and public locations employing a full-time electrical maintenance staff or having a yearly maintenance contract with a licensed electrical contractor. The permit holder is responsible for correcting all installation deficiencies. The permit holder must make available, to the electrical inspector, all records of all electrical work performed.

This type of electrical permit may be used for retrofit, replacement, maintenance, repair, upgrade, and alterations to electrical systems. This type of permit does not include electrical work for new floor area, new services, feeders and circuits of 100 amperes or greater or when a plan review is required. 12 inspections are allowed in a twelve month period and each inspection is limited to two hours. Additional time and inspections will be charged at the applicable hourly rate.

Section 7. Section 21.74.025 of the KMC is amended to read as follows:

**21.74.025 General provisions for all permits, approvals and development services fees.**

(a) **Fee Calculation.** The fees for applications for development services established or referenced in this ordinance will be calculated using the fee schedule in effect at the time the review, inspection, or

service is performed and/or due. Each application stands alone and is considered individually for the purpose of calculating fees.

(b) City Projects. The fire and building department will collect all appropriate fees for utility-funded, capital investment program, and special purpose fund projects except as authorized by the director.

(c) Refunds. Any fee established in this chapter which was erroneously paid or collected will be refunded if requested a timely request is received. Table 1 is used to calculate refunds for applications or issued permits or approvals which are withdrawn, canceled, or expired. All refunds must be requested within 180 days of payment.

**Table 1—Calculating Refunds**

Stage in Review Process—Application Submitted		
Type of Fee	Review Started	
Flat review fee or review fee based on valuation, fixtures, devices, size, lots	Nonrefundable	
Stage in Construction Process—Permit Issued		
Type of Fee	No Work Started	Work Started
State Building Code	Nonrefundable	Nonrefundable
Flat inspection fee or inspection fee based on valuation, fixtures, devices, size	20% nonrefundable, 80% refundable	Nonrefundable

(1) Refunds for fees collected and not specifically mentioned herein will be refunded at the direction and discretion of the director or specific ordinance.

(2) Before any refund is released to the applicant the following will be deducted from the refund amount: all fees or charges owed on the subject application or permit; all fees or charges owed on any associated application or permit; any fees or charges that have been assigned to a collection agency plus the fee added on by the collection agency.

(d) Definition of Single-Family. For purposes of this chapter, "single-family" means a building containing not more than two dwelling units each having only one kitchen and each designed for occupancy exclusively by one family. ~~In-unit work, in a residential building over two units, will be considered a single-family application when the scope of work is limited to one unit.~~

(e) Reinspection Fee. In instances where reinspection fees have been assessed, no additional inspection of the work is performed until the required fees are paid.

(f) Outside Consultants. For the use of outside consultants for plan checking and inspections, or both: Actual costs, which include administrative and overhead costs.

(g) Add-On Fees. Fees due after issuance as a result of a field inspection that identified a scope of work different from the work permitted are due and payable within five working days of notification.

(h) Multi-Building Projects. Separate building, mechanical, electrical, plumbing, and fire protection permits are required for each building in a multi-building complex.

(i) Work Without a Permit or Approval. It is unlawful to proceed with any work or any portion of any construction, installation, alteration, repair, or use when the required fee has not been paid and the permit or approval issued. When work for which a permit or approval is required by the Kirkland Municipal Code, regulation, or standard is started or proceeded with prior to obtaining that permit or approval, a penalty may be levied in an amount up to double the fee required for the work unlawfully conducted, ~~as determined by the director~~ with a minimum fee of \$200. This provision does not apply to emergency work when it is proved to the satisfaction of the appropriate director that such work was urgently necessary and that it was not practical to obtain a permit before the commencement of the work. In all such cases, a permit must be obtained as soon as it is practical to do so; and if there is an unreasonable delay in obtaining the permit, a double fee (as provided in this chapter) will be charged. The payment of this double fee does not relieve any person from fully complying with the requirements of the Kirkland Municipal Code in the execution of the work or from any other penalties prescribed by law. Such person may also be required to reimburse the city for all expenses related to any enforcement proceedings as determined by the director.

(j) Consultants. The applicant bears the cost of retaining consultants when the city determines it is necessary to obtain required technical expertise.

(k) Recording Fees. The applicant bears the cost of fees associated with the recording of documents with King County.

(l) Additional Review. Review time required on a project prior to, or in lieu of, an application, is charged at the appropriate hourly rate, as determined by the director.

(m) Definition of Development Service Fee-Based Activity. The fees established herein apply to any activity performed by development services staff required to reach a final decision on an application and to reach the final approval of the work authorized by an issued permit, commonly called "review" and "inspection." This includes, but is not limited to, review of plans and specifications, site visits, public involvement and public hearings, preconstruction meetings, inspections, reinspections, and occupancy requirements.

Section 8. Section 21.74.030 of the KMC is amended to read as follows:

**21.74.030 General provisions for construction permit fees.**

(a) Scope. These general provisions apply to all permits issued by the fire and building department.

(b) Miscellaneous Inspections and Other Fees. Table 2 is used to calculate fees for miscellaneous inspections and additional plan review.

**Table 2—Miscellaneous Inspections and Other Fees based on an Hourly rate of \$120 per hour**

Type	Per Hour	Minimum Fee	Due
Inspection or plan review outside normal hours (in addition to the normal inspection and plan review fee)	<del>\$118.50</del> Hourly rate x 1.5	≥ 1.5 hours	Within 5 days of notification
Plan review resulting from changes to approved plans (in addition to the normal fees associated with a change in scope of work)	<del>\$79.00</del> Hourly rate	.5 hour	At revision issuance
<u>Additional plan review required when requested correction items are not made</u>	\$ Hourly rate	.5 hour	Prior to issuance
<u>Expedited single family plan review (in addition to regular plan review fee)</u>		\$1,700	At intake
Energy/Indoor Air Quality Code		<del>\$75.00</del> <del>\$77.00</del> + \$0.01/square foot	At permit issuance
Washington State Building Code Council surcharge: building, spa and satellite dish permits		\$4.50 for first dwelling unit + \$2.00 each additional unit	
Multifamily permits		\$4.50 for first	



**Table 2—Miscellaneous Inspections and Other Fees based on an Hourly rate of \$120 per hour**

Type	Per Hour	Minimum Fee	Due
		dwelling-unit + \$2.00 each additional-unit	
Permit renewals		1/2 the original permit fee	
Reinspection fee (in addition to the normal inspection fee)	\$79.00 <u>Hourly rate</u>	1 hour	Within 5 days of notification
Landlord/tenant inspections conducted pursuant to RCW 59.18.115		\$15.00	At application submittal
<u>Adult Family Home Inspection (WABO checklist)</u>		<u>\$100</u>	<u>Prior to the inspection</u>

(c) Building Permits.

(1) Scope. The fees and provisions established here apply to the installation, relocation, addition, demolition, or repair of construction work that requires a permit.

~~(2) Determination of Value or Valuation. The determination of the value or valuation under any of the provisions of this chapter, unless otherwise noted, will be made on the basis of building valuation data published by a nationally recognized code organization or other valuation criteria approved by the appropriate director. The valuation to be used in computing the plan review and permit fees will be the total value of all construction work, including labor and materials, for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, or any other permanent work or permanent equipment. The "gross area" used in conjunction with the building valuations means the total areas of all floors measured from the exterior face, outside dimensions, or exterior column line of a building—including basements, cellars, and balconies, but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the~~

exterior wall of the open side or sides will be considered the edge of the roof. When the value is unknown, it will be determined by the appropriate director.

(32) Building Permit Fee Schedule. Table 3 is used to calculate the building inspection permit fee once the determination of value has been made. The inspection permit fee is due at issuance.

**Table 3—Building Permit Inspection Fees Based on Valuation**

Total Valuation	Fee
\$1.00 to \$500.00	<del>\$23.50</del> <u>25.62</u>
\$501.00 to \$2,000	<del>\$23.50</del> <u>\$25.62</u> for the first \$500.00 plus <del>\$3.05</del> <u>\$3.32</u> for each additional \$100.00 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	<del>\$69.25</del> <u>\$75.42</u> for the first \$2,000 plus <del>\$14.00</del> <u>\$15.26</u> for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	<del>\$391.75</del> <u>\$426.40</u> for the first 25,000 plus <del>\$10.10</del> <u>\$10.99</u> for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	<del>\$643.75</del> <u>\$701.15</u> for the first \$50,000 plus <del>\$7.00</del> <u>\$7.63</u> for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	<del>\$993.75</del> <u>\$1,082.65</u> for the first \$100,000 plus <del>\$5.60</del> <u>\$6.10</u> for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 and up	<del>\$3,233.75</del> <u>\$3,522.65</u> for the first \$500,000 plus <del>\$4.75</del> <u>\$5.18</u> for each additional \$1,000 or fraction thereof

(4) Plan Review Fees. When the plans and/or specifications describing the proposed construction are reviewed by the building official, the fee will be sixty-five percent of the building inspection permit fee as shown on Table 3. A plan review deposit is due at submittal, and any excess of the deposit over the plan review fee owed will be credited to the issuance fees. If the deposit is insufficient to cover the plan review fee, the applicant will pay the amount of the insufficiency at the time of

issuance. When a 'basic' plan review is allowed by the building official, the review fee to register a 'basic' plan shall be one hundred percent of the building permit fee as shown on Table 3. The plan review fee required when applying for a building permit using a previously registered 'basic' plan shall be \$500.

(5) State Building Code Fee. The state building code fee is collected at issuance for the state on all building, spa, satellite dish, antenna, and demolition permits at the rate of four dollars and fifty cents each. The fee for multifamily building permits is four dollars and fifty cents for the first unit and two dollars for each additional unit. The fee is due at issuance.

(6) Single-Family Combination New Construction Permits. The fee for the mechanical and plumbing permits of a single-family, new construction permit are each eight percent of the building inspection fee. The fee for the electrical permit is nine and one-half percent of the inspection fee. These fees are due at issuance and are in addition to the building inspection fee.

(7) Fees for Sign Permits. Table 4 is used to calculate fees for sign permits. The plan review fee is due at submittal and the inspection fee is due at issuance.

**Table 4—Sign Permits**

Type of Sign	Fee*
Marquee or building-mounted sign (each sign)	<del>\$145.00</del> <u>\$149.00</u>
Freestanding or pole-mounted sign (each sign)	<del>\$195.00</del> <u>\$200.00</u>

\*Includes plan review

(8) Fees for Moving Buildings. Table 5 is used to calculate fees for moving buildings. The fee is due at issuance.

**Table 5—Moving Buildings**

Application Filing Fee		
Move Type	Fee	
Class I & II	\$100.00	
Class III & IV	\$75.00	
Inspection Fee—Class I or II only		
Distance from City Hall		
Up to 10 miles	\$130.00	
Over 10 miles	\$130.00 plus \$1.00/mile	
Right-of-Way Inspection Fee		

Dimensional Combinations	Normal Business Hours	After Hours
1	\$55.20	\$81.05
2	\$110.40	\$162.05
3 or more	\$55.20/hour	\$81.05/hour

(d) Electrical Permits.

(1) Scope. The fees established here apply to the installation, relocation, addition, or repair of electrical work that requires a permit.

(2) Electrical Permit Fee Schedule. Table 6 is used to calculate inspection fees for the installation, replacement, relocation, or repair of each electrical service, system, circuit, appliance and other electrical work once the determination of value has been made. Valuation is determined based on the prevailing fair market value of the materials, labor, and equipment needed to complete the work.

**Table 6 Section I—Electrical Inspection Fees Based on Valuation**

Total Valuation	Fee
Up to \$250.00	<del>\$45.00</del> <u>\$46.22</u>
\$251.00 to \$2,000	<del>\$45.00</del> <u>\$46.22</u> for the first \$250.00 plus <del>\$7.48</del> <u>\$7.68</u> per \$100.00 or fraction thereof
\$2,001 to \$25,000	<del>\$176.00</del> <u>\$184.46</u> for the first \$2,000 plus <del>\$16.50</del> <u>\$16.95</u> per \$1,000 or fraction thereof
\$25,001 to \$50,000	<del>\$555.50</del> <u>\$574.31</u> for the first \$25,000 plus <del>\$14.90</del> <u>\$15.30</u> per \$1,000 or fraction thereof
\$50,001 to \$100,000	<del>\$928.00</del> <u>\$956.81</u> for the first \$50,000 plus <del>\$10.10</del> <u>\$10.37</u> per \$1,000 or fraction thereof
\$100,001 or above	<del>\$1,433</del> <u>\$1,475.31</u> for the first \$100,000 plus <del>\$8.70</del> <u>\$8.93</u> per \$1,000 or fraction thereof

**Table 6 Section II—Low Voltage Electrical Inspection Fees for Security, Telephone and Computer Wiring**

Total Valuation	Fee
Up to \$2,000	<del>\$45.00</del> <u>\$46.22</u>
\$2,001 to \$25,000	<del>\$176.00</del> <u>\$184.46</u> for the first \$2,000 plus <del>\$16.50</del> <u>\$16.96</u> per \$1,000 or fraction thereof x 25%

\$25,001 to \$50,000	<del>\$555.50</del> <u>\$574.31</u> for the first \$25,000 plus <del>\$14.90</del> <u>\$15.30</u> per \$1,000 or fraction thereof x 25%
\$50,001 to \$100,000	<del>\$928.00</del> <u>\$956.81</u> for the first \$50,000 plus <del>\$10.10</del> per <u>\$10.37</u> \$1,000 or fraction thereof x 25%
\$100,001 or above	<del>\$1,433</del> <u>\$1,474.31</u> for the first \$100,000 plus <del>\$8.70</del> <u>\$8.93</u> per \$1,000 or fraction thereof x 25%

(3) Electrical Plan Review Fee. When submittal documents are required by Section 21.70.090, a plan review fee shall be collected at submittal of the electrical permit. Said plan review fee shall be twenty percent of the electrical permit fee. The plan review fees specified in this subsection are separate fees from the permit fees shown in Table 6. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged at the rate of seventy-nine dollars per hour.

(4) Miscellaneous Electrical Inspection Fees. Table 7 is used to calculate permit fees for miscellaneous electrical permits. The fees are due at issuance.

**Table 7—Miscellaneous Electrical Inspection Fees**

Type	Fee
Carnivals—including art and street fairs, haunted houses, amusement rides, and other temporary events	Base fee — <del>\$79.00</del> <u>81.00</u> Per concession — <del>\$20.00</del> <u>20.50</u> Maximum fee — <del>\$250.00</del> <u>256.00</u>
Signs—new circuit installation (for electrical connection. A separate sign permit is required)	<del>\$65.00</del> <u>\$67.00</u>
Portable Classrooms and Mobile Home Service	<del>\$79.00</del> <u>\$81.00</u>
Annual permit per KMC 21.06.495 (e)	<u>\$2,400</u>
Swimming Pools, Hot Tubs, Spas, and Saunas (for electrical connection. A separate building and/or plumbing permit is also required)	<del>\$79.00</del> <u>\$81.00</u>
Temporary Power	<del>\$65.00</del> <u>67.00</u> 1—200 amperes <del>\$110.00</del> 201—400 <u>113.00</u> amperes Table 6 over 400 amperes

## (e) Mechanical Permits.

(1) Scope. The fees established here apply to the installation, relocation, addition, or repair of mechanical work that requires a permit.

(2) Wiring. The fees established in this subsection do not include the electrical wiring, which requires a separate permit.

(3) New One- and Two-Family Dwelling Inspection Fee Schedule. Table 8 is used to calculate the fees for miscellaneous single-family mechanical permits. The fees are due at issuance.

**Table 8—Mechanical Inspection Fees—One- and Two-Family Dwellings**

<b>Mechanical Fees For New Single-Family and Duplexes:</b>	
8% of the building permit fee	
<b>Mechanical Fees for Remodels/Additions*</b>	
<ul style="list-style-type: none"> <li>• Each New Appliance <del>\$40.00</del> <u>\$41.00</u> (Maximum Fee <del>\$240.00</del> <u>\$246.00</u>**</li> <li>• New Duct System <del>\$40.00</del> <u>\$41.00</u></li> <li>• Gas Piping Only <del>\$40.00</del> <u>\$41.00</u></li> <li>• Thermostat Wiring <del>\$20.00</del> <u>\$20.50</u>***</li> </ul>	
<b>Other Fees:</b>	
Additional plan review required by changes, additions or revisions to plans for which an initial review has been completed	<del>\$79.00</del> <b>per hour</b> (minimum charge 1/2 hour)
Reinspection fees assessed under provisions of Section 21.74.030(b)	<del>\$79.00</del> (per inspection)
Inspection for which no fee is specifically indicated	<del>\$79.00</del> <b>per hour</b> (minimum charge 1/2 hour)
Inspections outside of	<del>\$118.50</del> <b>per hour</b>

normal business hours	(minimum charge two hours)
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- \*No fee for source-specific exhaust fans
- \*\*Gas piping included
- \*\*\*Must be a licensed electrical contractor

(4) Commercial and Multifamily Inspection Fee Schedule. Table 9 is used to calculate inspection fees for the installation, replacement, relocation, or repair of each commercial heating, ventilation, air-conditioning, or freezing unit or system, and other mechanical equipment once the determination of value has been made. Valuation is determined based on the prevailing fair market value of the materials, labor, and equipment needed to complete the work. The inspection fee is due at issuance.

**Table 9—Mechanical Permit Fees Based on Valuation**

Total Valuation	Fee
Up to \$1,000	<del>\$45.00</del> <u>\$49.07</u>
\$1,001 to \$100,000	<del>\$45.00</del> <u>\$49.07</u> for the first \$1,000 plus <del>\$16.00</del> <u>\$17.25</u> for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 and above	<del>\$1,612</del> <u>\$1,756.82</u> for the first \$100,000 plus <del>\$14.00</del> <u>\$15.26</u> for each additional \$1,000 or fraction thereof

(5) Plan Review Fee. When plans and/or specifications describing the mechanical installation are reviewed by the building official, the fee is twenty-five percent of the fee calculated for the mechanical permit based on such plans and/or specifications. The plan review fee is due at submittal and is in addition to the permit fee.

(f) Plumbing Permits.

(1) Scope. The fees established here apply to the installation, relocation, addition, or repair of plumbing work that requires a permit.

(2) Fixtures. For the purposes of this chapter, "fixture" means and includes any appliance which connects to water, drain, or vent.

(3) Fee Schedule. Table 10 Section I is used to calculate the fees for one- and two-family dwelling plumbing permits. Table 10 Section II is used to calculate the fees for nonresidential, mixed-use and multifamily plumbing permits. Valuation is determined based on the prevailing fair market value of the materials, labor, and equipment needed to complete the work. The inspection fee is due at issuance.

**Table 10 Section I—Plumbing Permit Fees—One- and Two-Family Dwellings**

<b>Plumbing Fees For New One- and Two-Family Dwellings:</b>	
8% of the building permit fee	
<b>Plumbing Fees for Alterations/Additions:</b>	
• Each new or moved plumbing fixture: <del>\$20.00</del> <u>\$20.50</u>	
• For re-piping domestic water lines within existing structures: <del>\$20.00</del> <u>\$20.50</u> per dwelling unit	
• Minimum permit fee <del>\$40.00</del> <u>\$41.00</u> , maximum permit fee <del>\$240.00</del> <u>\$246.00</u>	
<b>Other Fees:</b>	
Additional plan review required by changes, additions or revisions to plans for which an initial review has been completed	<b><del>\$79.00</del> per hour</b> (minimum charge 1/2 hour)
Reinspection fees assessed under provisions of Section <u>21.74.030(b)</u>	<b><del>\$79.00</del></b> (per inspection)
Inspection for which no fee is specifically indicated	<b><del>\$79.00</del> per hour</b> (minimum charge 1/2 hour)
Inspections outside of normal business hours	<b><del>\$118.50</del> per hour</b> (minimum charge two hours)

**Table 10 Section II —Plumbing Permit Fees – Nonresidential, Mixed-Use and Multifamily**

Total Valuation	Fee
Up to \$1,000	<del>\$40.00</del> <u>\$41.08</u>
\$1,001 to \$100,000	<del>\$40.00</del> <u>\$41.08</u> for the first \$1,000 plus <del>\$6.72</del> <u>\$6.90</u> for each additional \$1,000 or fraction thereof to and including \$100,000



**Table 10 Section II —Plumbing Permit Fees –  
Nonresidential, Mixed-Use and Multifamily**

Total Valuation	Fee
\$100,001 and above	<del>\$705.28</del> <u>\$748.18</u> for the first \$100,000 plus <del>\$5.94</del> <u>\$6.10</u> for each additional \$1,000 or fraction thereof

(4) Plan Review Fee. When plans and/or specifications describing the plumbing installation are reviewed by the building official, the fee is sixty-five percent of the fee calculated for the plumbing permit based on such plans and/or specifications. The plan review fee is due at submittal and is in addition to the permit fee.

(g) Land Surface Modification Permit Fees.

(1) Scope.

(2) Plan Review Fee. Table 11 is used to calculate the plan review fee on land surface modification permits. The plan review fee is due at submittal.

**Table 11—Grading Plan Review Fee**

	Fee
1,000 cubic yards or less	<del>\$79.00</del> <u>\$81.00</u>
1,001 to 10,000 cubic yards	<del>\$158.00</del> <u>\$162.00</u>
10,001 to 100,000 yards	<del>\$158.00</del> <u>\$162.00</u> for the first 10,000 cubic yards, plus <del>\$24.50</del> <u>\$25.16</u> for each additional 10,000 cubic yards or fraction thereof
100,001 to 200,000 cubic yards	<del>\$269.75</del> <u>\$388.44</u> for the first 100,000 cubic yards, plus <del>\$13.25</del> <u>\$13.61</u> for each additional 10,000 cubic yards or fraction thereof
200,001 cubic yards or more	<del>\$402.25</del> <u>\$525.54</u> for the first 200,000 cubic yards, plus <del>\$7.25</del> <u>\$7.45</u> for each additional 10,000 cubic yards or fraction thereof

(3) Grading Inspection Fee Schedule. Table 12 is used to calculate fees for clearing and grading inspections. The grading inspection fee is due at issuance of the permit.

**Table 12—Grading Inspection Fees**

	Fee
50 cubic yards or less	<del>\$39.50</del> <u>\$40.50</u>
51 to 100 cubic yards	<del>\$79.00</del> <u>\$81.00</u>
101 to 1,000 cubic yards	<del>\$79.00</del> <u>\$81.00</u> for the first 100 cubic yards, plus <del>\$17.50</del> <u>\$17.97</u> for each additional 100 cubic yards or fraction thereof
1,001 to 10,000 cubic yards	<del>\$194.50</del> <u>\$242.73</u> for the first 1,000 cubic yards, plus <del>\$14.50</del> <u>\$14.89</u> for each additional 1,000 cubic yards or fraction thereof
10,001 to 100,000 cubic yards	<del>\$325.00</del> <u>\$376.74</u> for the first 10,000 cubic yards, plus <del>\$66.00</del> <u>\$67.76</u> for each additional 10,000 cubic yards or fraction thereof
100,001 cubic yards or more	<del>\$919.00</del> <u>\$986.76</u> for the first 100,000 cubic yards, plus <del>\$36.50</del> <u>\$37.50</u> for each additional 10,000 cubic yards or fraction thereof

## (h) Fire Prevention Fees.

(1) Scope. The fees established here apply to development services by the fire prevention office of the fire department.

(2) Review Fee Schedule. Table 13 is used to calculate the fees for the bureau of fire prevention review and inspection of applications and operational conditions.

**Table 13—Fire Prevention Review and Inspection Fees**

Type	Hourly Rate	Minimum	Due At
Flammable or combustible liquid tank	\$79.00	2 hours	Issuance
Temporary membrane structures	\$79.00	1 hour	Issuance
Recreational fires	\$79.00	1 hour	Issuance
Plan review <sup>A</sup>	\$79.00	1/2 hour	Issuance

<sup>A</sup>This fee is charged when the scope of work requires fire review.

(3) Fire Protection Sprinkler Systems. Table 14 is used to calculate permit fees for water and chemical nozzle systems. The permit fee is due at issuance.

**Table 14 Section I—New Fire Protection Sprinkler Systems**

Size	Fee
1 to 100 heads	\$330.00
101 to 200 heads	\$410.00
201 to 300 heads	\$500.00
301 or more heads	\$500.00 for the first 300 and \$50.00 per 100 devices or fraction thereof

**Table 14 Section II—NFPA 13D Systems (SFR)**

1 to 40 heads	\$180.00
41 or more heads	\$240.00

**Table 14 Section III—Risers or Supplies**

Per riser <sup>1</sup>	\$25.00
Per supply (post/wall indicator valve, double detector check valve, connection) <sup>2</sup>	\$25.00

<sup>1</sup>One "supply" shall consist of a post or wall indicator valve, a double detector check valve assembly, and a fire department connection (one each).

<sup>2</sup>One "riser" shall consist of an interior zone supply with all accompanying trim with flow switch or pressure switch. It may be either a stand alone vertical riser, one vertical riser of a manifold system, or where zones are controlled at floors, one floor control valve and all accompanying trim and flow switch.

**Table 14 Section IV—Tenant Improvement or Modification of Fire Sprinkler Systems**

1 to 5 heads	\$110.00
6 to 10 heads	\$150.00

11 to 20 heads	\$200.00
21 to 40 heads	\$260.00
41 to 100 heads	\$330.00
101 to 200 heads	\$410.00
201 to 300 heads	\$500.00
301 or more heads	\$500.00 for the first 300 plus \$50.00 per 100 devices or fraction thereof

**Table 14 Section V—New Fire Suppression System Other than Sprinklers (e.g., Hood and Duct, FM200, etc.)**

1 to 20 heads	\$160.00
21 to 40 heads	\$200.00
41 or more heads	\$200.00 for the first 40 plus \$40.00 per each 40 additional devices or portion thereof

**Table 14 Section VI—Tenant Improvement or System Modification to Fire Suppression System Other than Sprinklers (e.g., Hood and Duct, FM200, etc.)**

1 to 5 heads	\$100.00
6 to 10 heads	\$120.00
11 to 20 heads	\$160.00
21 or more heads	\$160.00 for the first 20 plus \$40.00 per each 20 additional devices or portion thereof

(4) Fire Alarm Systems. Table 15 is used to calculate permit fees for fire alarm systems. The permit fee is due at issuance.

**Table 15 Section I—New Fire Alarm or Detection System Devices**

1 to 100 devices	\$330.00
101 to 200 devices	\$410.00
201 or more devices	\$410.00 for the first 200 devices plus \$50.00 per 100 devices or fraction thereof

**Table 15 Section II—Tenant Improvement of Fire Alarm or Detection System Devices**

1 to 5 devices	\$110.00
6 to 10 devices	\$150.00
11 to 20 devices	\$200.00
21 to 40 devices	\$260.00
41 to 100 devices	\$330.00
101 to 200 devices	\$410.00
201 or more devices	\$410.00 for the first 200 devices plus \$50.00 per 100 devices or fraction thereof

**Table 15 Section III—New Fire Alarm Monitoring System—In Addition to Fees in Sections I or II**

FACP	\$150.00
Transmitter	\$150.00
FACP and Transmitter	\$200.00

**Table 15 Section IV—Replace Fire Alarm Monitoring System and/or Components—In Addition to Fees in Section II**

FACP	\$110.00
Transmitter	\$110.00
FACP and Transmitter	\$120.00

**Table 13—Fire Prevention Review and Inspection Fees**

		<u>Plan Review Fee* Due at application</u>	<u>Inspection Fee* Due at Issuance</u>
<b><u>Fire Department Building Plan Review</u></b>			
<u>Valuation as calculated by the building department</u>	<u>=&lt; \$100,000</u>	<u>\$140.00</u>	<u>N/A</u>
	<u>\$100,000-499,999</u>	<u>\$560.00</u>	<u>N/A</u>
	<u>\$500,000-2,500,000</u>	<u>\$710.00</u>	<u>N/A</u>
	<u>&gt;\$2,500,000</u>	<u>\$1,410.00</u>	<u>N/A</u>
<b><u>Fire protection Sprinkler Fees Commercial</u></b>			
<u>Size of system</u>	<u>1-25 heads</u>	<u>\$140.00</u>	<u>\$210.00</u>
	<u>26-100 heads</u>	<u>\$140.00</u>	<u>\$280.00</u>
	<u>101-1000 heads</u>	<u>\$420.00</u>	<u>\$420.00</u>
	<u>&gt;1000 heads</u>	<u>\$1,700.00</u>	<u>\$1,700.00</u>
<b><u>Fire Protection Sprinkler fees Residential 13D</u></b>			
<u>Size of System</u>	<u>1-50 heads</u>	<u>\$140.00</u>	<u>\$210.00</u>
	<u>51-100 heads</u>	<u>\$140.00</u>	<u>\$280.00</u>
	<u>101-1000 heads</u>	<u>\$420.00</u>	<u>\$420.00</u>
<b><u>Other fire system features.</u></b>			

<u>Underground Supply Main</u>		<u>\$520.00</u>	<u>\$280.00</u>
<u>Building Radio Coverage</u>		<u>\$370.00</u>	<u>\$560.00</u>
<u>Fixed Fire Suppression (Hoods)</u>		<u>\$220.00</u>	<u>\$280.00</u>
<u>Smoke Control Systems</u>	<u>Base fee; plus 3<sup>rd</sup> party</u>	<u>\$700.00</u>	<u>\$700.00</u>
<b><u>Fire Alarm/Detection</u></b>			
<u>Based on valuation of system</u>	<u>&lt;\$25,000</u>	<u>\$226.00</u>	<u>\$140.00</u>
	<u>\$25,000-50,000</u>	<u>\$280.00</u>	<u>\$280.00</u>
	<u>\$50,000-\$100,000</u>	<u>\$280.00</u>	<u>\$560.00</u>
	<u>&gt;\$100,000</u>	<u>\$560.00</u>	<u>\$1,700.00</u>
<u>Transmitter only replacement (NO review)</u>			<u>\$210.00</u>
<b><u>IFC permits (permits not requiring review)</u></b>			
<u>Amusement Buildings</u>			<u>\$140.00</u>
<u>Carnivals, Fairs, Exhibits and Trade shows</u>			<u>\$140.00</u>

<u>Open Flame or Gas Fired Equipment within a Mall</u>			<u>\$140.00</u>
<u>Cutting and Welding</u>			<u>\$140.00</u>
<u>Fumigation and Insecticidal fogging</u>			<u>\$140.00</u>
<u>Hot Work</u>			<u>\$140.00</u>
<u>Open Flames</u>			<u>\$140.00</u>
<u>Spraying or Dipping</u>			<u>\$140.00</u>
<u>Essential oils and extractions</u>			<u>\$140.00</u>
<u>Temporary membrane structures and tents</u>			<u>\$140.00</u>
<u>Carbon Dioxide</u>			<u>\$140.00</u>
<u>Sparklers</u>		<u>No fee</u>	<u>No fee</u>
<b><u>IFC permits (permits requiring review)</u></b>			
<u>Hazardous materials</u>		<u>\$140.00</u>	<u>\$140.00</u>
<u>Aerosol Products</u>		<u>\$140.00</u>	<u>\$140.00</u>
<u>Combustible dust and fibers</u>		<u>\$140.00</u>	<u>\$140.00</u>
<u>Compressed Gases</u>		<u>\$140.00</u>	<u>\$140.00</u>
<u>Cryogenic fluids</u>		<u>\$140.00</u>	<u>\$140.00</u>



<u>LP Gas</u>		<u>\$140.00</u>	<u>\$140.00</u>
<u>Magnesium</u>		<u>\$140.00</u>	<u>\$140.00</u>
<u>Flammable/reactive metals</u>		<u>\$140.00</u>	<u>\$140.00</u>
<u>Battery systems</u>		<u>\$140.00</u>	<u>\$140.00</u>
<u>Explosives</u>		<u>\$140.00</u>	<u>\$140.00</u>
<u>Temporary Housing</u>		<u>\$140.00</u>	<u>\$140.00</u>
<u>Fireworks</u>		<u>\$100.00</u>	<u>N/A</u>
<u>Special Events</u>		<u>\$140.00</u>	<u>\$140.00</u>
<u>Underground storage tank removal</u>		<u>\$140.00</u>	<u>\$140.00</u>

1. Permits may also be required as identified in the International Fire Code or when deemed hazardous by the Fire Marshal.

2. Additional fees for review or inspection are charged at \$120.00 an hour.

3. There is a 2 hour minimum charge for inspections outside of normal business hours.

4. Work requiring a 3rd party will be billed at actual cost.

(i) MyBuildingPermit.com Surcharge. In addition to the fees listed in this section there shall be a ~~one and three-tenths~~ three and five-tenths percent surcharge collected to pay for the city's MyBuildingPermit.com membership fees and other to help offset the cost of the enhancements and maintenance of the MyBuildingpermit.com and permit tracking software.

Exception: the MyBuildingPermit.com surcharge does not apply to the following:

- 1) The State Building Code Council surcharge
- 2) Landlord tenant complaint fees
- 3) ~~Table 13 Fire Prevention Review and Inspection Fees~~

(j) Determination of Value or Valuation. The applicant for a permit shall provide an estimated permit value at time of application. The value or valuation for any permit under any of the provisions of this chapter shall be that provided by the applicant or as determined by the building official, whichever is higher. When applicable, the valuation determinations by the building official will be made on the basis of the building valuation data table published by the International Code Council. The floor area referenced in the ICC valuation data table shall be the "gross floor area" which means the total areas of all floors—measured from the exterior face of the walls including basements, cellars, and balconies, but not including unexcavated areas. Where walls are omitted in the construction of a building, such as a carport or porch, the edge of the roof will be considered the exterior wall of the open side.

For building permits the valuation will include the total value of all construction work, including labor and materials, for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, or any other permanent work or permanent equipment. The building official may exempt unusually expensive equipment from the valuation of work.

The valuation for a building permit issued to complete the work of an expired permit shall be based upon the value of all work not completed under the previous permit, with a minimum valuation of four thousand dollars for each required remaining inspection.

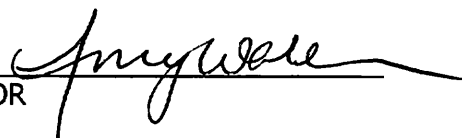
Section 9. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 10. This ordinance shall be in force and effect on January 1, 2015, after its passage by the Kirkland City Council and publication pursuant to Section 1.08.017, Kirkland Municipal Code in the summary form attached to the original of this ordinance and by this reference approved by the City Council.

Passed by majority vote of the Kirkland City Council in open meeting this 3rd day of November, 2014.

Signed in authentication thereof this 3rd day of November, 2014.

MAYOR




Attest:

  
\_\_\_\_\_  
City Clerk

Publication Date: November 10, 2014

Approved as to Form:

  
\_\_\_\_\_  
City Attorney

PUBLICATION SUMMARY  
OF ORDINANCE O-4463

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO DEVELOPMENT FEES AND AMENDING KIRKLAND MUNICIPAL CODE CHAPTERS 5.74, 19.36, 21.06 AND 21.74.

SECTION 1. Amends Section 5.74.040 of the Kirkland Municipal Code ("KMC") relating to Public Works Department permit and administration fees.

SECTION 2. Repeals and readopts a new Section 5.74.070 of the KMC relating to Planning Department permit and administration fees.

SECTION 3. Amends Section 19.36.050 of the KMC to clarify that penalties and fines regarding street trees are set forth in Chapter 1.12 of the KMC.

SECTION 4. Repeals Sections 21.06.400 and 21.06.405 of the KMC relating to building permit valuations and commencing work prior to obtaining required permits.

SECTION 5. Amends Section 21.06.420 of the KMC relating to building official inspections and authorizes a self-certification program for certain types of inspections.

SECTION 6. Amends Section 21.06.490 of the KMC relating to electrical permits and authorizes annual electrical permits.

SECTION 7. Amends Section 21.74.025 of the KMC relating to general provisions for all permits, approvals and development services fees.

SECTION 8. Amends Section 21.74.030 of the KMC relating to construction permit fees.

SECTION 9. Provides a severability clause for the ordinance.

SECTION 10. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as January 1, 2015.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 3rd day of November, 2014.

I certify that the foregoing is a summary of Ordinance O-4463 approved by the Kirkland City Council for summary publication.

  
\_\_\_\_\_  
City Clerk