

RESOLUTION NO. 76

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, ESTABLISHING FEES AND CHARGES FOR SERVICES PROVIDED BY THE CITY BY AMENDING RESOLUTIONS NO. 45 AND 58: EXHIBIT A BUILDING CODE FEES; EXHIBIT B COMMUNITY DEVELOPMENT PERMIT FEES; AND EXHIBIT C PUBLIC WORKS PERMITS AND SERVICES FEES.

WHEREAS, by ordinance, the City has authorized fees and charges for services provided by the City; and

WHEREAS, on August 21, 1995 and October 2, 1995 the City adopted and/or amended Exhibits A, B, and C establishing Building Code Fees, Community Development Permit Fees, and Public Works Permits and Services Fees.

WHEREAS, the City has determined that Community Development Fees should be set at levels that recover administrative costs incurred in providing these services, in both time and materials, and Building Code Fees should more closely reflect levels suggested by the 1994 Uniform Building Code;

WHEREAS, Engineering Fees have been moved from the Planning and Development Fee Schedule (Exhibit B) to the Public Works Permits and Services Fee Schedule (Exhibit C), since engineering fees are assessed by the Public Works and Engineering Department. Public Works Permits and Services Fees have been set at levels designed to recover the City's costs; NOW THEREFORE:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AS FOLLOWS:

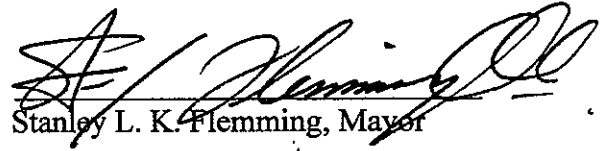
Section 1. Building Code Fees. Exhibit A to Resolution No. 45 is hereby amended as set forth on Exhibit A attached hereto and made a part of this resolution.

Section 2. Community Development Permit Fees. Exhibit B to Resolutions No. 45 and 58 setting Community Development Permit Fees is hereby amended as set forth on Exhibit B attached hereto and made a part of this resolution.

Section 3. Public Works Permits and Services Fees. Exhibit C to Resolution No. 45 is hereby amended as set forth on Exhibit C attached hereto and made a part of this resolution.

Section 4. Effective Date. This resolution shall take effect immediately upon signing.

ADOPTED BY THE CITY COUNCIL ON DECEMBER 20, 1995


Stanley L. K. Flemming, Mayor

ATTEST:


Susan Matthew, City Clerk

UNOFFICIAL DOCUMENT

EXHIBIT "A"
RESOLUTION NO. 76

BUILDING CODE FEES

The Building permit fees indicated in Table 1-A, Building Permit Fees, of the Uniform Building Code are amended to read as follows:

Total Valuation**	Fee
\$1.00 to \$500.	\$21.00
\$501 to \$2,000.	\$21 for the first \$500.00 plus \$2.25 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001. to \$25,000.	\$54.75 for the first \$2,000 plus \$10.00 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001. to \$50,000.	\$284.75 for the first \$25,000 plus \$8.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001. to \$100,000.	\$484.75 for the first \$50,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001. to \$500,000.	\$759.75 for the first \$100,000 plus \$4.25 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001. to \$1,000,000.	\$2,459.75 for the first \$500,000 plus \$3.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001. and up	\$4,210.00 for the first \$1,000,000. plus \$2.50 for each additional \$1,000 or fraction thereof.

Other Inspections and Fees:

- | | | |
|----|---|-------------------------------------|
| 1. | Inspections outside of normal business hours(minimum two hours). | \$35.00 per hour* |
| 2. | Reinspection fees assessed under provisions of Section 108.8 | \$35.00 per hour* |
| 3. | Inspections for which no fee is specifically indicated | \$35.00 per hour* |
| 4. | Additional plan review required by changes, additions or revisions to approved plans. | \$35.00 per hour* |
| 5. | For use of outside consultants for plan checking and inspection, or both | Actual Cost
(including overhead) |

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, hourly wages and benefits of the employees involved.** Total Valuation to be based on the I.C.B.O. Valuation Modifier for this part of the county, as published each year. This modifier and square foot cost listed is for figuring fees only and not to determine the exact valuation of the building.

PLANS CHECK FEE

Plan Review Fees shall be 65 percent of the building permit fee in accordance with Section 107.3 of the Uniform Building Code.

OVERTIME FEE

1.	Plans checker	\$59.50 per hour
2.	Inspector	\$48.00 per hour
3.	Permit Specialist	\$35.00 per hour
4.	Building Official	\$67.50 per hour

PLUMBING CODE FEES

1.	Permit Issuance	\$20.00
2.	For issuing of each supplemental permit	\$10.00

Unit fee schedule (In addition to item 1 or 2 above)

1.	For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage, piping and backflow protection therefor)	\$7.00
2.	For each building sewer and each trailer park sewer	\$15.00
3.	Rainwater systems - per drain (inside building)	\$7.00
4.	For each cesspool (when permitted)	\$25.00
5.	For each private sewer disposal system	\$40.00
6.	For each water heater and/or vent	\$7.00
7.	For each gas piping system of one to five outlets	\$5.00
8.	For each additional gas piping system outlet, per outlet.	\$1.00
9.	For each industrial waste pre-treatment interceptor including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps	\$7.00
10.	For installation, alteration or repair of water piping and/or water treating equipment, each	\$7.00
11.	For repair or alteration of drainage or vent piping, each fixture	\$7.00
12.	For each lawn sprinkler system on any one meter including backflow protection devices therefore	\$7.00
13.	For atmospheric type vacuum breakers not included in item 2:	
	1 to 5	\$5.00
	over 5, each	\$1.00
14.	For each backflow protective device other than atmospheric type vacuum type breakers:	
	2 inches and smaller	\$7.00

Over 2 inches \$15.00

Other inspection and fees

1. Inspections outside of normal business hours (min. charge - 2 hours) \$30.00 *
2. Reinspection fee assessed under Section \$30.00 *
3. Inspections for which no fee is specifically indicated (min. charge 2 hours) \$30.00*
4. Additional plans review required by changes, additions or revisions to approved plans (minimum charge one- half hour) \$30.00*

MECHANICAL CODE FEES

Permit Issuance

1. For the issuance of each permit \$20.00
2. For issuing each supplemental permit for which the original permit has not expired, been canceled or finaled. \$5.50

Unit Fee Schedule

1. Furnaces. For the installation or relocation of each forced air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW). \$12.25

For the installation or relocation of each forced air or gravity-type furnace or burner, including ducts and vents attached to such an appliance over 100,000 Btu/h (29.3 kW) \$15.25

For the installation or relocation of each floor furnace, including vent \$12.25

For the installation or relocation of each suspended heater, recessed wall heater or floor mounted unit heater \$12.25

2. Appliance Vents. For the installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit \$5.50

3. Repairs and Additions. For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporation cooling system, including installation of controls regulated by the Mechanical Code \$12.00

4. Boilers, Compressors, and Absorption Systems. For the installation or relocation of each boiler or compressor to and including three horsepower (10.6 kW) or for each absorption system to and including 100,000 Btu/h (29.4 kW) \$12.50

For the installation or relocation of each boiler or compressor over three horsepower (10.6 kW) to and including 15 horsepower (52.7 kW) or for each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$23.00
For the installation or relocation of each boiler or compressor over 15 horsepower (57.7 kW) to and including 30 horsepower (105.5 kW), or for each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$32.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower 176 kW), or for each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h 512.9 kW)	\$48.00
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or for each absorption system over 1,750,000 Btu/h (512.9 kW)	\$80.00
6. Evaporative Coolers For each evaporative cooler other than the portable type	\$8.50
7. Ventilation and Exhaust. For each ventilation fan connected to a single duct	\$5.50
For each ventilation system which is not a portion of a heating or air-conditioning system authorized by a permit	\$8.50
For the installation of each hood which is served by a mechanical exhaust, including the ducts for such a hood.	\$8.50
8. Incinerators. For the installation or relocation of each domestic type incinerator	\$15.00
For the installation or relocation of each commercial or industrial type incinerator	\$64.50
9. Miscellaneous. For each appliance or piece of equipment regulated by the Mechanical Code but not classes in other appliance categories, or for which no other fee is listed in the Code	\$9.00
When Appendix B. Chapter 13., is applicable (See Section 103), permit fees for fuel gas piping shall be as follows:	
For each gas pipe system of one to four outlets	\$5.00
For each gas piping system additional outlets over 5, each	\$1.00

When Appendix B, Chapter 14, is applicable)See Section 103, permit fees for process piping shall be as follows:

For each hazardous process piping system (HPP) on one to four outlets	\$5.00
For each piping system of five or more outlets, per outlet	\$1.00
For each non hazardous process piping system (NPP) of one to four outlets	\$5.00
For each piping system of five or more outlets, per outlet	\$.50

Other Inspection and Fees

1. Inspection fees outside business hours, per hour	\$37.50*
2. Reinspection fees assess under provisions of Section 116.6, per inspection	\$37.50*
3. Inspection for which no fee is specifically indicated, (Minimum charge - one half hour	\$37.50*
4. Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (minimum charge one-half hour	\$37.50*

*Or the total hourly cost to the City, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

MISCELLANEOUS FEES

1. Pre-application fees for preliminary review and evaluation (non-structure)		no fee
2. Demolition permit	\$70.00	
3. Mobile home location permit	\$52.50	
4. House Moving		
a. Class I and II Moving permit	\$65.00	
Inspection fee	\$50.00*	
*Plus \$30.00 per hour after the first hour and \$.50 per mile if the building to be moved is outside of the City.		
b. Class III and IV Moving permit	\$65.00	
c. A cash deposit or Surety bond as indemnity to damage or injury to City property in accordance with the House Moving Ordinance, Section 5.		
d. A Liability Insurance policy, naming the City as an additional insured in accordance with the House Moving Ordinance, Section 5.		
e. A cash deposit or a corporate surety bond for completion of the house moved in accordance with the House Moving Ordinance, Section 5.		
5. Minimum Housing Inspection		\$50.00*
*Plus \$30.00 per hour after the first hour.		
6. Work without a permit		
a. See Section 107.5 of the Uniform Building Code		

7. Special Inspections (requested)
 - a. Fire or flood damage \$50.00
 - b. Mini Day Care or Day Care \$50.00
 - c. Nursing Homes, Hospitals, et al \$50.00*
*Plus \$30.00 per hour after the first hour.
 - d. Special occupancies

8. Excess inspections created by contractor for a given inspection called for the UBC. Per inspection \$32.00

9. Condominium conversion plans review fees:

1-30 units	\$250.00
31-99 units	\$375.00
100 or more	\$500.00

10. Tents, canopies and air supported structures
 - a. Plans check fee \$88.00
 - b. Basis Permit Fee \$135.00

11. A flat basis fee of \$4.50 will be collected on each approved plans that are issued in accordance with the Uniform Building Code. For multi-family projects the basic fee of \$4.50 is for the first living unit and a \$2.00 for each additional living unit in the project. This fee is to be forwarded to the Washington State Building Code Council on a quarterly basis in accordance with State law.

ENERGY CODE FEES

1. In addition to the Building Code fees, an Energy Code plans check fee is hereby established to check for energy requirements now called for by the Washington State Energy Code Chapter 51-11 WAC.

Single family	\$60.00
Residential Remodel/Addition	\$45.00
Multi-family	
per first building	\$100.00
each additional building of the same general design	\$20.00
New Commercial Building 0 to 12,000 sq. ft.	\$80.00
12,001 to 60,000 sq. ft.	\$140.00
60,001 to 200,000 sq ft.	\$195.00
200,001 and over	\$265.00

Remodels
 one-half of the above fee (new Com. Bldg)

Warehouses 70% of the above Commercial.

Tenant Improvement

No Energy Code change	\$15.00
0 to 1,500 sq ft	\$37.50
1,500 to 3,000 sq ft.	\$52.50
3,001 to 10,000 sq ft	\$75.00
10,001 to 25,000 sq ft.	\$110.00
25,001 sq ft. and over	\$145.00

2. Fees for Special Inspections for Energy Code Requirements shall be one hundred and thirty percent (130%) of the plans check fees.

GRADING PERMIT AND PLANS CHECK

1. Grading Plan Review Fees as listed in Table A-33-A of the Uniform Building Code is amended by the following:

50 cubic yards or less	No fee
51 to 100 cubic yards	\$12.50
101 to 1,000 cubic yards	\$21.50
1,001 to 10,000 cubic yards	\$27.50
10,001 to 100,000 cubic yards - for 1st 10,000 cu. yd.	27.50
plus \$12.50 for each additional 10,000 cu. yd. or fraction thereof.	
100,001 to 200,000 cubic yards - for the 1st 100,000 cu. yd.	\$150.00
plus \$8.00 for each additional 10,000 cu. yd. or fraction thereof.	
200,001 cubic yards or more - for the first 200,000 cu yds	\$225.00
plus \$4.00 for each additional 10,000 cu. yd. or fraction thereof.	

Other fees:

Additional plans review required by changes, additions or revisions to approved plans (half hour minimum) \$30.00 hour

2. Grading Permit Fees as indicated in Table A-33-B of the Uniform Building Code are hereby amended as follows:

50 cubic yards	\$15.00
51 to 100 cubic yards	\$21.50
101 to 1,000 cubic yards, for the first 100 yards	\$21.50
plus \$9.00 for each additional 100 cu. yards or fraction thereof.	
1,001 to 10,000 cubic yards - for the 1st 1,000 cu. yds	\$97.00

plus \$8.25 for each additional 1,000 cu. yds. or fraction thereof.	
10,001 to 100,000 cubic yards - for 1st 10,000 cu. yds	\$170.00
plus \$21.50 for each additional 10,000 cu. yds or fraction thereof.	
100,001 cubic yards or more - for the first 100,000 cu yds.	\$362.00
plus \$21.50 for each addl. 100,000 cu. yds or fraction thereof.	

Other Inspections and Fees

1. Inspections outside of normal business hours (two hour minimum)	\$30.00 hour
2. Reinspection fees assessed under provisions of Section 108.8	\$30.00 hour
3. Inspections for which no fee is specifically indicated (1/2 hour minimum)	\$30.00 hour

Note: All footnotes in table A-33-A and A-33-B are still valid.

SIGN FEES

1. Fees collected for **sign construction permit and plans check fee** for sign erected in accordance with the Uniform Sign Code will be collected in accordance with table 1-A in this exhibit A as revised and based on the evaluation established by the owner or installer. The U.S.C. fee schedule will start at the \$1,000.00 valuation mark. Sign valued for less than \$1,000.00 will have a permit fee of \$40.00 and a Plans check fee of \$26.00 plus the WSBCC fee.

**EXHIBIT B
RESOLUTION NO. 76**

PLANNING AND DEVELOPMENT FEES

PLAT FEES

Preliminary Plat

Less than 10 acres	\$2,250 plus consultant fees over 4 hours
10 to 50 acres	3,500 plus consultant fees over 4 hours
Over 50 acres	6,000 plus consultant fees over 4 hours

Plat Amendment:

Major	(before final plat approval): \$1,480 plus consultant fees over 2 hours
Minor	\$480 plus consultant fees over 2 hours

Final Plat:

\$2,200 plus \$30 per lot and any consulting fees

Plat Alterations:

(after final plat approval): \$240 plus consultant fees over 2 hours

Binding Site Plans:

\$1,200 plus consultant fees over 4 hours

Short Plat / Large Lots:

\$1,200 plus consultant fees over 4 hours

Short Plat / Large Lot Amendments:

\$240 plus consultant fees over 2 hours

Boundary Line Adjustments:

\$220

Lot Combinations:

\$180

Recording Fees:

Are not included

DISCRETIONARY LAND USE PERMITS:

Planned Development Districts:

Less than 10 acres	\$1,840 plus consultant fees over 4 hours
10 to 50 acres	\$2,680 plus consultant fees over 4 hours
Over 50 acres	\$4,360 plus consultant fees over 4 hours

Conditional Use Permits:

Less than 10 acres	\$1,840 plus consultant fees over 4 hours
10 to 50 acres	\$2,680 plus consultant fees over 4 hours
Over 50 acres	\$4,360 plus consultant fees over 4 hours

Nonconforming Use Permits:

Less than 10 acres	\$1,840 plus consultant fees over 4 hours
10 to 50 acres	\$2,680 plus consultant fees over 4 hours
Over 50 acres	\$4,360 plus consultant fees over 4 hours

Major Variances: \$1,200 plus consultant fees over 4 hours

Minor Variances: \$220 plus any consultant fees

Administrative Use Permits: \$150

Major Amendment: \$600

Minor Amendment: \$240

SHORELINE PERMITS, INCLUDING CONDITIONAL USE, VARIANCES

Substantial Development Permit:

Less than \$10,000	\$ 770
\$10,001 - 100,000	\$1,070
\$100,001 - 250,000	\$2,200
\$250,001 - 500,000	\$3,000
\$500,001 - 1,000,000	\$4,000
Greater than \$1,000,000	\$5,000

Revision: \$240

APPEALS & RECONSIDERATIONS:

Reconsideration of a Decision of the Hearing Examiner: \$300

Appeal of the Administrative Officer's Decision: \$360

Appeal of the Examiner's Decision: \$420

Appeal of a Decision of the Environmental Official: \$420 plus consultants' fees

AMENDMENT TO PLANS AND REGULATIONS

Amendment to the Plans & Programs: \$600 plus consultant fees over 4 hours
Amendment to Development Regulations: \$840 plus consultant fees over 4 hours

MISC. PLANNING FEES:

Revocation: \$1,200
Relinquishment: \$120
Transfer of Development Rights: \$180
Time Extensions: \$240
Annexation petition: \$420 plus consultant fees

SEPA AND WETLAND FEES

Environmental Checklist:
 Initial Review: \$480 plus consultant fees over 4 hours
 Subsequent Reviews: Actual Costs

Expanded Environmental Checklist: Additional \$120

Environmental Impact Statement:
Preparation and Review of EIS - Actual Costs including staff and consultant charges. The Community Development Director shall estimate final cost. A deposit of 33% of that cost shall be placed with City before any work on EIS is started.

Review of Wetland Report to Verify Presence of Wetlands: \$70 plus consultant fees

Site Visit to Verify Wetlands: Actual Costs

Review of Wetlands Analysis Report: Actual Costs

Review of Non-Compensatory Mitigation Plan: Actual Costs

Review of Compensatory Mitigation Plan: Actual Costs

Wetland Variance:

\$1,840 plus consultant fees over 4 hours

Reasonable Use Exception:

\$1,840 plus consultant fees over 4 hours

UNOFFICIAL DOCUMENT

**EXHIBIT C
RESOLUTION NO. 76**

PUBLIC WORKS PERMITS AND SERVICES FEES

Review of Geological Assessment	\$200.00
Review of Geological Reports	\$300.00
Engineering Plan Review Fee	\$400.00 Base Fee Plus \$30.00 per hour for time in excess of five hours.
Right-of-Way Use Permit	\$150.00
Clearing and Grading Permit <i>When not included as part of a preliminary plat application.</i>	\$200.00
Right-of-Way Vacation <i>Sale of city right-of-way to abutting property owners.</i>	\$1155.00 Application Fee \$ 660.00 Final Process Fee
Sign Permit <i>Temporary Signs for less than thirty (30) days.</i>	\$ 50.00
Construction Inspection Fee (Commercial)	3% of the Estimated Total Project Cost.*
Construction Inspection Fee (Residential)	2% of the Estimated Total Project Cost.*

**Total cost of the project shall be calculated by using a Cost Estimate Form available from the City of University Place Engineering Department.*