

RESOLUTION NO 609

**A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON,
AMENDING DEVELOPMENT SERVICES FEES**

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

WHEREAS the City desires to recover the cost of services where fees may be appropriate and

WHEREAS to reflect the increased costs of doing business as the cost of living increases fees also increase and

WHEREAS the City recognizes the need to increase the existing Development Services fees and construction valuation table by 5.8% and hourly inspection and review rate to a level to cover the costs associated with these services NOW THEREFORE

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

Section 1 Development Services Fee Schedule Amended Development Services Fees are hereby amended as set forth in Exhibit A and the Valuation Table as set forth in Exhibit B attached to this resolution and incorporated herein


Section 2 Effective Date This Resolution shall take effect immediately upon adoption with fees effective on January 1 2009

ADOPTED BY THE CITY COUNCIL ON DECEMBER 08, 2008



Linda Bird Mayor

ATTEST



Emerita Genetia City Clerk

EXHIBIT "A"
DEVELOPMENT SERVICES FEE SCHEDULE

BUILDING PERMIT FEES

The Building Permit Fees shall be based upon valuation and shall be assessed in accordance with the following valuation table

Total Valuation*	Fee
\$1 00 to \$500	\$25-00 <u>26 45</u>
\$501 to \$2 000	\$25-00-26 45 for the first \$500 00 plus \$3-804 00 for each additional \$100 00 or fraction thereof, to and including \$2,000 00
\$2 001 to \$25 000	\$82-0086 45 for the first \$2 000 00 plus \$45-1516 00 for each additional \$1 000 00 or fraction thereof to and including \$25 000 00
\$25,001 to \$50,000	\$430-45454 45 for the first \$25 000 00 plus \$41-2511 90 for each additional \$1 000 00 or fraction thereof to and including \$50 000 00
\$50 001 to \$100 000	\$741-70751 95 for the first \$50 000 00 plus \$7-257 65 for each additional \$1 000 00 or fraction thereof, to and including \$100 000 00
\$100 001 to \$1 000 000	\$1-074-201,134 45 for the first \$100,000 00 plus \$6-356 70 for each additional \$1 000 00 or fraction thereof to and including \$1 000 000 00
\$1 000 001 to \$5 000 000	\$6-789-207,164 45 for the first \$1 000 000 00 plus \$3-804 00 for each additional \$1 000 00 or fraction thereof to and including \$5 000 000 00
\$5 000 001 to \$50 000 000	\$21-989-2023,164 45 for the first \$5 000 000 00 plus \$3-303 50 for each additional \$1 000 00 or fraction thereof to and including \$50 000 000 00
\$50 000 001 and above	\$170-489-20180,664 45 for the first \$50 000 000 00 plus \$2-802 95 for each additional \$1 000 00 thereafter

Other Inspections and Fees

1	Inspections outside of normal business hours (minimum two hours)	** \$65-0080 00 (per hour)
2	Reinspection fees	** \$65-0080 00 (per hour)
3	Fees for inspections needed other than those listed in Sec 109 minimum one hour	** \$65-0080 00 (per hour)
4	Additional plan review required by changes additions or revisions to approved plans	** \$65-0080 00 (per hour)
5	For use of outside consultants for plan review or inspection or both	***actual cost (including overhead)
6	A General Development Services Support Fee of 10 percent (10%) will be added to all Building Permit Fees to cover overhead charges	
7	<u>Investigation Fees / Work Without a Permit</u>	<u>double the permit fee</u>

* Total valuation shall be determined by the Building Official in accordance with nationally accepted industry standards. The listing of unit valuations presented shall be used as the standard for normal construction projects. For unusual projects that are not specifically listed national construction estimating tools such as the Building *Construction Cost Data* by R S Means or the BNI Construction Costbook will be used as a guide for determination of valuation

** 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

***The applicant is responsible for the following fees incurred by the City from outside consultants or experts
 (1) expenses associated with permit review approval and issuance (2) expenses associated with the applicant's failure to comply with the permit and applicable City codes and (3) expenses associated with the City's evaluation and mitigation of hazardous conditions arising from the applicant's failure to comply with the approved permit and applicable codes

PLAN REVIEW FEE

Plan Review Fees shall be 65 percent (65%) of the Building Permit Fee with a minimum fee of ~~\$65-0080 00~~

In addition to the Building and Fire Code Fees, other fees may be assessed for a specific permit or investigation when applicable

MECHANICAL CODE FEES

Permit Issuance Flat Fees (*residential*)

New Single-Family Residence / Duplex / Condo (*as defined by the International Residential Code*) \$250-00264 50

Permit Issuance (*not listed above*)

1 For the issuance of each permit \$30-0031 75

2 Commercial Mechanical Permit Fees (*commercial building as defined by the International Building Code*)

Tenant Improvement Fees shall be based upon fixtures installed per the Unit Fee Schedule listed below up to an estimated value of \$5 000 00 Values greater than \$5 000 00 may be determined by the stated value

New Commercial Structure Fees shall be calculated for all mechanical systems and fixtures using the following table Valuation is determined based on the prevailing fair market value of the materials labor and equipment needed to complete the work The permit fee is due at issuance

Commercial Mechanical Permit Fee based on the following valuation table

Total Valuation	Fee
Up to \$1 000	<u>\$30-0031 75</u>
\$1 001 to \$100,000	<u>\$30-0031 75</u> for the first \$1 000 00 plus <u>\$47-0018 00</u> for each additional \$1,000 00, or fraction thereof to and including \$100 000 00
\$100 001 and above	<u>\$1,743-001,813 75</u> for the first \$100,000 00 plus <u>\$42-5013 25</u> for each additional \$1,000 00 thereafter and fraction thereof

3 Commercial Mechanical Review Fees

When plans and/or specifications for the mechanical installation are reviewed by the Building Official the fee is 50 percent (50%) of the fee calculated for the Mechanical Permit Fee based on the table above In addition to the Mechanical Permit Fee the Plan Review Fee is due at issuance with a minimum fee of \$65-0080 00

Unit Fee Schedule (*in addition to item 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) \$47-0018 00

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) \$24-0022 20

For the installation or relocation of each floor furnace including vent \$47-0018 00

For the installation or relocation of each suspended heater recessed wall heater or floor mounted unit heater \$47-0018 00
- Appliance Vents** For the installation relocation or replacement of each appliance vent installed and not included in an appliance permit \$40-0010 55
- 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 \$47-0018 00
- Roof Top Units (ea)** \$400-00105 80
- 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 (29.3 kW) \$47-0018 00

	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)	\$30-00 <u>31.75</u>
	For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 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)	\$40-00 <u>42.30</u>
	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)	\$60-00 <u>63.45</u>
	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)	\$445-00 <u>121.65</u>
6	Air Handlers For each air-handling unit to and including 10,000 cubic feet per minute	\$43-00 <u>13.75</u>
7	Evaporative Coolers For each evaporative cooler other than the portable type	\$43-00- <u>13.75</u>
8	Ventilation and Exhaust For each ventilation fan connected to a single duct	\$40-00 <u>10.55</u>
	For each ventilation system which is not a portion of a heating or air-conditioning system authorized by a permit	\$43-00 <u>13.75</u>
	For the installation of each hood which is served by a mechanical exhaust including the ducts for such a hood	\$43-00 <u>13.75</u>
9	Incinerators For the installation or relocation of each domestic type incinerator	\$21-00 <u>22.20</u>
	For the installation or relocation of each commercial or industrial type incinerator	\$71-00 <u>75.10</u>
10	Hot Water Heater For installation of gas fired hot water heater and ventilation system	\$45-00 <u>15.85</u>
11	Miscellaneous For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories or for which no other fee is listed in the Code	\$43-00 <u>13.75</u>
	Permit fees for fuel gas piping shall be as follows	
	For each gas pipe system of one to four outlets	\$9-00 <u>9.50</u>
	For each gas piping system additional outlets over five each	\$3-00- <u>3.15</u>
	Permit fees for process piping shall be as follows	
	For each hazardous process piping system (HPP) of one to four outlets	\$7-00 <u>7.40</u>
	For each piping system of five or more outlets per outlet	\$2-00 <u>2.10</u>
	For each non hazardous process piping system (NPP) of one to four outlets	\$4-00 <u>4.25</u>
	For each piping system of five or more outlets per outlet	\$1-00 <u>1.05</u>
Other Inspections and Fees		
1	Inspection fees outside business hours per hour	*\$65-00 <u>80.00</u>
2	Reinspection fees per hour	*\$65-00 <u>80.00</u>
3	Fees for inspections needed other than those listed minimum one hour	*\$65-00 <u>80.00</u>
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)	*\$65-00 <u>80.00</u>

*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

PLUMBING CODE FEES

Permit Issuance Flat Fees (residential)

New Single-Family Residence / Duplex / Condo (as defined by the International Residential Code) \$250-00264 50
A separate permit is required for non-attached exterior fixtures (including backflow prevention devices)

Permit Issuance (not listed above)

1 For the issuance of each permit \$30-0031 75

2 Commercial Plumbing Permit Fees (commercial building as defined by the International Building Code)

Tenant Improvement Fees shall be based upon fixtures installed per the Unit Fee Schedule listed below up to an estimated value of \$5 000 00 Values greater than \$5 000 00 may be determined by the stated value

New Commercial Structure Fees shall be calculated for all plumbing systems and fixtures using the following table Valuation is determined based on the prevailing fair market value of the materials labor and equipment needed to complete the work The Plumbing Permit Fee is due at issuance

Plumbing Permit Fee based on the following valuation table

Total Valuation	Fee
Up to \$1 000	<u>\$30-0031 75</u>
\$1 001 to \$100 000	<u>\$30-0031 75</u> for the first \$1 000 00 plus <u>\$17-0018 00</u> for each additional \$1 000 00 or fraction thereof to and including \$100 000 00
\$100 001 and above	<u>\$1-713-001,813 75</u> for the first \$100 000 00 plus <u>\$42-5013 25</u> for each additional \$1 000 00 thereafter and fraction thereof

3 Commercial Plan Review Fees

When plans and/or specifications for the plumbing installation are reviewed by the Building Official the fee is 50 percent (50%) of the fee calculated for the Plumbing Permit Fee based on the table above In addition to the Plumbing Permit Fee the Plan Review Fee is due at issuance with a minimum fee of \$65-0080 00

Unit Fee Schedule (in addition to item 1)

1	For each plumbing fixture or trap or set of fixtures on one trap (including water drainage piping and backflow protection therefore)	<u>\$43-0013 75</u>
2	For each building sewer and each trailer park sewer	<u>\$27-0028 55</u>
3	Rainwater systems – per drain (inside building)	<u>\$43-0013 75</u>
4	For each electric water heater	<u>\$45-0015 85</u>
5	For each industrial waste pre-treatment interceptor including its trap and vent excepting kitchen type grease interceptors functioning as fixture traps	<u>\$25-0026 45</u>
6	For installation alteration or repair of water piping and/or water treating equipment each	<u>\$40-0010 55</u>
7	For repair or alteration of drainage or vent piping each fixture	<u>\$40-0010 55</u>
8	For atmospheric type vacuum breakers not included in item 1	
	one to five	<u>\$45-0015 85</u>
	over five each	<u>\$4-00 4 25</u>
9	For each backflow protective device other than atmospheric type vacuum type breakers	
	two inches and smaller	<u>\$15-0015 85</u>
	over two inches	<u>\$28-00-29 65</u>
10	Miscellaneous For each appliance or piece of equipment regulated by the Plumbing Code but not classed in other fixture categories or for which no other fee is listed in the Code	<u>\$43-0013 75</u>

Other Inspections and Fees

1	Inspection fees outside business hours per hour	*\$65-0080 00
2	Reinspection fees per hour	*\$65-0080 00
3	Fees for inspections needed other than those listed	*\$65-0080 00
4	Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (<i>minimum charge one-half hour</i>)	*\$65-0080 00

*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	Re-roofs (<i>R-3 and associated accessory U occupancies</i>)	\$30-0031 75
	Building Permit Fee Valuation Table for other occupancies	
2	Demolition Permit	
	Residential Building/Structures	\$65-0068 75
	Commercial & Multi-Family Building	\$130-00137 55
	Commercial Tenant Improvement	\$65-0068 75
3	Mobile Home Location Permit	
	Single Wide	\$100-00105 80
	Double Wide	\$150-00158 70
4	Occupancy Permit	\$100-00105 80
	Fire Inspection Fee (<i>when applicable</i>)	\$65-0080 00
5	Adult Family Home Permit	\$130-00137 55
6	Bed and Breakfast Permit	\$130-00137 55
7	Moving Permit	
	a Class I and II Moving Permit	\$65-0068 75
	Inspection fee	*\$50-0080 00
	*Plus \$50-0052 90 per hour after the first hour and \$ 5053 per mile if the building to be moved is outside of the City	
	b Class III and IV Moving Permit	\$65-00-68 75
	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	

ENERGY CODE FEES

1	In addition to the Building Code Fees an Energy Code Fee is hereby established to check for energy requirements called for by the Washington State Energy Code	
	Single-Family	\$120-00126 95
	Residential Remodel/Addition	\$60-0063 45
	New Commercial and Multi-Family Building	
	0 to 2 000 sq ft	\$300-00317 40
	2 001 to 5 000 sq ft	\$600-00634 80
	5,001 to 10 000 sq ft	\$900-00952 20
	10 001 and over	\$1,150-001,216 70
	Remodels and Tenant Improvements	
	One-half of the above fee (<i>New Commercial Building</i>)	
	Warehouses – 70% of the above Commercial	

FIRE MARSHAL REVIEW, INSPECTION & FIRE CODE FEES

Site Development Plan Review (plats, short plats, commercial projects, residential infills, etc)

Basic review fee	\$160-00169 25
Additional review (over two hours)	\$65-0080 00 (per hour)

Vehicle Gates (includes plan review, inspection and testing) \$65-0080 00 (per hour)

Construction Plan Review

A Plan Review Fee will be charged for Fire Department review of requirements for construction and inspection of the Fire Code requirements for buildings classified as Group A B E, F H I LC M R (as applicable) and S The Plan Review Fee shall be 15 percent (15%) of the Building Permit Fee established by the Building Permit Fee Schedule with a minimum fee of \$65-0080 00

Fire Alarm Systems

Tenant Improvements (first four zones)	\$200-00211 60 plus \$5-005 30 (per device)
Additional zones	\$50-0052 90 each
Residential (one and two-family dwellings)	\$200-00211 60 \$300-00317 40 plus \$5-005 30
Commercial and Multi-Family (first four zones)	(per device)
Additional zones	\$50-0052 90 each
Sprinkler supervision only	\$250-00264 50

Fire Alarm Permit Fee for upgrading of an existing system shall be 50 percent (50%) of the fee for new Fire Alarm Plan Review Fee shall be 25 percent (25%) of the permit fee with a minimum of \$65-0080 00

Underground Sprinkler Supply (includes plan review, inspection and testing) \$300-00317 40

Above Ground Fire Sprinkler Systems

The fee for fire sprinkler systems shall be based on the Building Permit Fee Table The valuation shall be based on the per square foot figure for sprinkler systems as established by policy in accordance with nationally recognized standards

The Plan Review Fee for fire sprinkler systems shall be 25 percent (25%) of the permit fee with a minimum fee of \$65-0080 00 Plan Review Fees are in addition to the permit fee

Tenant Improvement (relocation and addition to existing system) valuation 20 percent (20%) of the fee for new

Commercial Cooking Type 1 Hood and Suppression System \$250-00264 50

Standpipes (includes review, inspection and testing fees)

Temporary Standpipe	\$450-00158 70
Class I	\$470-00179 85
Class II	\$275-00290 95
Class III	\$295-00312 10

Fire Pump Installations \$500-00529 00

Commercial Power Generator Installations \$325-00343 85

False Fire Alarms

In the event of more than two false alarms in any 90-day period the Chief may charge a fee for Fire Department response as specified below

False Alarms Fee

First and second	no fee
Third	\$50-0052 90
Fourth and additional	\$250-00264 50 (each)

EXCEPTION False alarms resulting from the failure of a fire alarm service technician notifying the central proprietary or remote monitoring station shall be billed at the rate of \$250-00264 50 for each occurrence

Fireworks Fees

- | | | |
|---|-------------------------------------------|------------------------------------|
| A | Fees for temporary fireworks stand permit | \$ 100-00 <u>105.80</u> |
| B | Fees for public display permit | \$ 245-00 <u>259.20</u> |

A liability policy(s) is required in accordance with the Fireworks Ordinance and as follows for both firework stands and public displays

- A \$500 000 for injuries to any one person in one accident or occurrence
- B \$1,000 000 for injuries to two or more persons in any one accident or occurrence
- C \$500,000 for damage to property in any one accident or occurrence
- D \$1 000 000 combines single limit for any one accident or occurrence

A bond for cleanup is required in accordance with the Fireworks Ordinance in the amount of \$500 00 in a bond or cashier s check for all fireworks stands

FIRE CODE PERMIT FEES

The following are annual fees except where noted

Permit charges may be waived by the Fire Chief or Fire Marshal for the following *Activities of Washington State non-profit corporations and/or civic or fraternal organizations which possess an IRS tax exempt status Proof of IRS tax exempt shall be presented at time of permit application However any group shall be assessed a permit fee if the approved conditions of the permit are modified or not adhered to by the applicant*

Aerosol Products	\$100 00
Aircraft Refueling Vehicle	\$100 00
Aircraft Repair Hangar	\$100 00
Asbestos Removal (<i>limited</i>)	\$100 00
Automobile Wrecking Yard	\$100 00
Bowling Pin Refinishing	\$100 00
Bowling Alley Refinishing (<i>limited</i>)	\$100 00
Candles or Open Flame in Assembly Areas (<i>limited</i>)	\$100 00
Carnivals and Fairs etc – Outdoors (<i>limited</i>)	
Carnivals – Commercial	\$100 00
Fairs Bazaars Flea Marts Farmers Markets etc	\$100 00
Special Events – Outdoors	\$100 00
Cellulose Nitrate Film	\$100 00
Cellulose Nitrate Storage	\$100 00
Combustible Fiber Storage	\$100 00
Combustible Material Storage	\$100 00
Compressed Gases	\$100 00
Commercial Rubbish Handling Operation	\$100 00
Cryogen	\$100 00
Dry Cleaning Plants	\$100 00
Dust Producing Operations	\$100 00
Explosives/Blasting Agents	\$100 00
Explosives/Blasting Agents – Transport Use	\$100 00
Fireworks Display Special (<i>limited</i>)	\$245 00
Fireworks Stand (<i>limited</i>)	\$100 00
Flammable/Combustible Liquids	
Pipeline install	\$100 00
Pipeline operate	\$100 00
Store handle use	\$100 00
Remove abandoned tank	\$100 00
Remove (<i>or abandon in place</i>) residential tank	\$50 00
Install alter etc – tank piping equipment	\$100 00
Tank vehicles	\$100 00
Change contents (<i>limited</i>)	\$100 00
Fruit Ripening	\$100 00
Fumigation or Insecticide Fogging	\$100 00
Hazardous Material	\$100 00
Hazardous Material Production	\$100 00
High Pile Storage	\$100 00

Liquefied Petroleum Gases – Tank Install	\$100 00
Liquid or Gas-Filled Vehicles/Equipment in Assembly Buildings	\$100 00
Lumber Yards	\$100 00
Magnesium Working	\$100 00
Mall – (Covered)	
Kiosks – Concessions – Booths etc	\$100 00
Used for Assembly (limited)	\$100 00
Use Open Flame etc (limited)	\$100 00
Display Flammable Liquid or Gas Filled Equipment	\$100 00
Motor Vehicle Fuel Dispensing Station	\$100 00
Organic Coatings	\$100 00
Ovens – Industrial	\$100 00
Parade Floats (limited)	\$100 00
Place of Assembly	\$100 00
Special Events Carnival or Fairs – schools (limited)	\$100 00
Haunted House – Commercial (limited)	\$100 00
Haunted House – Schools (limited)	\$100 00
Bazaars - Boutiques – Flea Marts — Booths or Displays	\$100 00
Other Special Events (limited)	\$100 00
Pyrotechnical Special Effects Material	\$100 00
Radioactive Material	\$100 00
Refrigeration Equipment (Commercial)	\$100 00
Repair Garages	\$100 00
Spraying and Dipping	\$100 00
Tents and Canopies	\$100 00
Tire Storage	\$100 00
Welding and Cutting	\$100 00

LAND USE FEES

When applicable, consultant fees will be charged on a time and material basis

~~*The base Hearing Examiner fee is \$500.00, which is included in the fees below. If the actual Hearing Examiner cost is less or more than \$500.00, the difference will be refunded or billed to the applicant respectively.~~

Major revisions will be charged additional hourly administrative and plan review fees

PLATS & BOUNDARIES

Flat Fees

Binding Site Plans	\$3,900-004,126 20
Binding Site Plan Amendment	\$1,950-002,063 10
Short Plats	\$6,500-006,877 00
Short Plat Amendment	\$3,250-003,438 50
Boundary Line Adjustments	\$1,300-001,375 40
Lot Combinations	\$1,300-001,375 40
Preliminary Plats*	\$14,800-0015,658 40
Plat Amendments	
Minor	\$3,575-003,782 35
Major*	\$7,650-008,093 70
Final Plats	\$7,150-007,564 70
	+\$35-0037 00 (per lot)
Plat Alterations	
Without Hearing	\$1,300-001,375 40
With Hearing*	\$2,450-002,592 10

LAND USE PERMITS

Flat Fees

Variances	
Minor	\$780-00825 25
Major*	\$3,240-003,396 20
Administrative Use Permits	
Telecommunications	\$1,040-001,100 30
Temporary Housing Unit	\$130-00137 55
Temporary Use / Seasonal Use Permit (except firework stands)	\$65-0068 75
Extended Stay RV Permit	\$65-0068 75
Sign Permits	
Sign Permit Review Fee	\$65-0080 00
Non-Conforming Sign Permit	\$65-0068 75
Temporary Sign Permit	\$65-0068 75
	+ \$25-0026 45
	(refundable deposit)
Special Event Permits (a certificate of liability may be required)	
Minor Event	\$130-00137 55
Major Event	\$260-00275 10

QUASI-JUDICIAL PERMITS

Planned Development Districts*	\$4-900-005,184 20
Conditional Use Permits/Public Facility Permit-*	\$4-900-005,184 20
Amendments	
Minor	\$875-001,031 55
Major*	\$2-950-003,121 10

SHORELINE PERMITS

Flat Fees

Revision	\$650-00687 70
Substantial Development*	\$4-900-005,184 20
Conditional Use*	\$4,900-005,184 20
Variance*	\$4,900-005,184 20

ENVIRONMENTAL

Flat Fees

Environmental Checklist	\$1-300-001,375 40
Expanded Checklist	\$1-625-001,719 25
Environmental Impact Statement	\$3-900-004,126 20

Urban Forest Management (Administrative Use Permit)

Tree Preservation Plan (2 acres or less)	\$650-00687 70
Tree Preservation Plan (over 2 acres)	\$1-300-001,375 40

WETLANDS

Flat Fees

Wetland Verification	\$650-00687 70
Wetland Report Review	\$1-300-001,375 40
Mitigation Plan Review	\$1-300-001,375 40

CRITICAL AREAS

Flat Fees

<u>Habitat Assessment</u>	\$370 30
<u>Habitat Management Plan Review</u>	\$687 70
<u>Geological Assessment</u>	\$687 70
<u>Geotechnical Report Review</u>	\$1,375 40
Variance	\$1-300-001,375 40
Reasonable Use Exemption	\$1-300-001,375 40

OTHER FEES

Flat Fees

Staff Time	\$65-0080 00 (per hour)
------------	-------------------------

Consultant Time	actual cost (including overhead)
APPEALS AND RECONSIDERATION	
Reconsideration	\$650-00687 70
Administrative Appeal	\$1,300-001,375 40
AMENDMENTS TO PLANS	
Plans	\$3,900-004,126 20
Regulations	\$3,900-004,126 20
Annexation Petitions	\$3,900-004,126 20
EXPIRATION & REVOCATION	
Revocation*	\$3,600-003,808 80
Relinquishment without Hearing	\$650-00687 70
Relinquishment with Hearing*	\$2,300-002,433 40
Time Extension	\$650-00687 70
DESIGN STANDARDS	
Basic	\$650-00687 70
Planning Commission	\$1,300-001,375 40
FEE EXCEPTIONS	
1 All City Departments are exempt from Land Use Fees	
2 When a Preliminary Plat and a Planned Development District are submitted concurrently the applicant is charged the full fee for the Preliminary Plat and one-half the fee for the Planned Development District	
ADMINISTRATIVE FEES	
Zoning Verification Letter	\$65-0068 75
Zoning Maps (tax included)	
Small	\$3-753 95
Large	\$18-7519 85
Critical Areas Checklist	\$65-0068 75
GIS Maps (tax included)	
8½ X 11	\$1-001 05
11 X 17	\$3-003 15
18 X 24	\$4-004 25
24 X 36	\$5-005 30
Plans Copier	
Small – 18 X 24	\$1-251 30
Large – 24 X 36	\$1-501 60

DEVELOPMENT ENGINEERING PERMITS FEES

Site Development Permit	\$4-000-001,058
Small Project Site Development Permit	\$300-00317 40
Right-of-Way Permit	\$260-00275 10
Additional Right-of-Way Inspection Fee	\$65-0080 00*
Annual Right-of-Way Permit	\$130-00137 55
Annual Permit Reportable Activity Inspection	\$65-0080 00
Site Development Plan Review Fee	\$450-00476 10+ base fee plus \$65-0080 00 per hour for time in excess of five hours
Small Project Engineering Plan Review Fee	\$65-0080 00 per hour**
Site Development Amendment/Revision Fee	\$130-00137 55+ base fee plus \$65-0080 00 per hour for time in excess of two hours
Right of-Way Vacation	\$1,300-001,375 40 application fee \$660-00698 25 final process fee
Review of Geological Assessment	\$260-00275 10
Review of Geological Reports	\$325-00343 85
Review of Traffic Impact Analysis	\$260-00275 10
Site Development Commercial Inspection	3% of estimated total project cost***
Site Development Residential Inspection	2% of estimated total project cost***
Small Project Engineering Inspection Fee	\$65-0080 00 per hour**
Investigation Fees / Work Without a Permit	double the permit fee
Public Works Modification Fee	\$200-00211 60+ base fee plus \$65-0080 00 per hour for time in excess of five hours**
Modification Notification Fee****	\$130-00137 55
Storm Drainage Inventory Fee (GIS)	\$25-0026 45 per structure/flow point

For use of outside consultants for plan checking or inspection (or both) ***** actual cost (including overhead)

*Additional Right-of-Way Inspection Fees will be charged for projects that exceed two inspections. A minimum one-hour inspection time will be charged per inspection.

**If it is determined by the Development Services Division that the scope of the project is such that only a minimal amount of review/inspection time will be required, then the review/inspection fee can be based on the hourly rate and the time spent. In addition, this fee may be assessed for engineering review/inspection of projects not requiring a Site Development Permit.

***An itemized project cost estimate shall be prepared and stamped by a licensed professional engineer and submitted to the City for approval. This engineer's estimate shall be used to determine the project cost.

****If it is determined that the modification impacts surrounding properties, public notification will be required.

*****The applicant is responsible for the following fees incurred by the City from outside consultants or experts: (1) expenses associated with permit review, approval, and issuance; (2) expenses associated with the applicant's failure to comply with the permit and applicable City codes; and (3) expenses associated with the City's evaluation and mitigation of hazardous conditions arising from the applicant's failure to comply with the approved permit and applicable codes.

Temporary Street Banners

For the processing of permit applications and for costs of installation and removal of temporary street banners or decorations in the public right-of-way

Fee for up to two poles (*four-hour minimum*)
Each additional pole up to ten poles

~~\$430-00454 95~~
~~\$80-0095 20~~

UNOFFICIAL DOCUMENT

**EXHIBIT B
VALUATION TABLE**

	Description	2008	2009
1	Apartment Buildings - Type 1 Basement Garage	\$40-06	\$42 38
2	Apartment Buildings - Type I-A or I-B *	\$116-98	\$123 76
3	Apartment Buildings - Type III	\$95-01	\$100 52
4	Apartment Buildings - Type V-A	\$95-01	\$100 52
5	Apartment Buildings - Type V-B	\$87-84	\$92 93
6	Auditoriums Type I A or I-B	\$112-26	\$118 77
7	Auditoriums Type II-A	\$81-31	\$86 03
8	Auditoriums - Type II-B	\$76-91	\$81 37
9	Auditoriums - Type III A	\$85-48	\$90 44
10	Auditoriums - Type III-B	\$81-09	\$85 79
11	Auditoriums - Type V-A	\$81-73	\$86 47
12	Auditoriums - Type V-B	\$76-27	\$80 69
13	Awning	\$21-42	\$22 66
14	Banks Type I-A or I B *	\$158-64	\$167 84
15	Banks Type II-A	\$113-12	\$119 68
16	Banks - Type II-B	\$116-86	\$123 64
17	Banks - Type III-A	\$128-97	\$136 45
18	Banks - Type III-B	\$124-36	\$131 57
19	Banks - Type V-A	\$116-86	\$123 64
20	Banks - Type V B	\$111-95	\$118 44
21	Banks - Type V B (20%)	\$21-72	\$22 98
22	Bid Price from Applicant	\$0-00	\$0 00
23	Bowling Alleys - Type II A	\$54-63	\$57 80
24	Bowling Alleys Type II B	\$50-99	\$53 95
25	Bowling Alleys Type III-A	\$59-46	\$62 91
26	Bowling Alleys Type III-B	\$55-60	\$58 82
27	Bowling Alleys Type V-B	\$40-06	\$42 38
28	Churches Type I-A or I B	\$106-27	\$112 43
29	Churches Type II-A	\$79-81	\$84 44
30	Churches - Type II-B	\$75-84	\$80 24
31	Churches - Type III-A	\$86-77	\$91 80
32	Churches - Type III-B	\$82-91	\$87 72
33	Churches - Type V-A	\$81-09	\$85 79
34	Churches - Type V-B	\$76-27	\$80 69
35	Commercial Valuation	\$0-00	\$0 00
36	Construction/Repair of the Foundation	\$5-36	\$5 67
37	Convalescent Hospitals Type I A or I-B *	\$149-12	\$157 77
38	Convalescent Hospitals Type II-A	\$103-48	\$109 48
39	Convalescent Hospitals - Type III-A	\$106-05	\$112 20
40	Convalescent Hospitals - Type V-A	\$99-94	\$105 74
41	Deck Commercial	\$10-71	\$11 33
42	Decks - Residential	\$8-04	\$8 51
43	Decks / Patios (Covered)	\$10-71	\$11 33
44	Detached Greenhouse	\$5-36	\$5 67
45	Dwellings - Basements - Finished	\$98-98	\$104 72
46	Dwellings - Basements Semi-Finished	\$49-49	\$52 36
47	Dwellings - Type V Wood Frame 1st Floor	\$98-98	\$104 72
48	Dwellings - Type V Wood Frame 2nd Floor	\$98-98	\$104 72
49	Dwellings - Type V Wood Frame 3rd Floor	\$98-98	\$104 72
50	Dwellings - Type V Wood Frame Remodel	\$49-49	\$52 36

51	Dwellings Type V Wood Frame Revision	\$98-98	\$104 72
52	Equipment - Air Conditioner / Commercial	\$4-50	\$4 76
53	Equipment - Air Conditioner / Residential	\$3-75	\$3 97
54	Equipment - Elevator	\$10 712-00	\$11,333 30
55	Equipment - Sprinkler Systems / Commercial - BLD	\$3-35	\$3 54
56	Equipment - Sprinkler Systems / Residential - BLD	\$0-56	\$0 59
57	Equipment - Sprinkler Systems / T I (20%) - BLD	\$0-54	\$0 57
58	Fire Sprinkler Commercial System - FPS	\$3-35	\$3 54
59	Fire Sprinkler Residential System FPS	\$2-00	\$2 12
60	Fire Stations Type I-A or I-B	\$122-54	\$129 65
61	Fire Stations Type II A	\$80-66	\$85 34
62	Fire Stations Type II B	\$76-06	\$80 47
63	Fire Stations Type III-A	\$88-26	\$93 38
64	Fire Stations Type III-B	\$84-52	\$89 42
65	Fire Stations Type V-A	\$82-80	\$87 60
66	Fire Stations Type V-B	\$78-52	\$83 07
67	Homes for the Elderly - Type I-A or I B	\$111-08	\$117 52
68	Homes for the Elderly - Type II A	\$90-20	\$95 43
69	Homes for the Elderly - Type II-B	\$86-34	\$91 35
70	Homes for the Elderly - Type III-A	\$93-94	\$99 39
71	Homes for the Elderly - Type III-B	\$90-08	\$95 30
72	Homes for the Elderly - Type V-A	\$90-73	\$95 99
73	Homes for the Elderly - Type V-B	\$87-62	\$92 70
74	Hospitals - Type I-A or I B *	\$174-72	\$184 85
75	Hospitals Type III-A	\$144-72	\$153 11
76	Hospitals Type V-A	\$138-08	\$146 09
77	Hotels and Motels - Type I A or I-B *	\$108-19	\$114 47
78	Hotels and Motels - Type III-A	\$93-74	\$99 18
79	Hotels and Motels - Type III-B	\$89-34	\$94 52
80	Hotels and Motels - Type V-A	\$81-63	\$86 36
81	Hotels and Motels - Type V-B	\$80-02	\$84 66
82	Industrial Plants - Tilt Up	\$32-14	\$34 00
83	Industrial Plants Type I A or I B	\$60-95	\$64 49
84	Industrial Plants Type II-A	\$42-42	\$44 88
85	Industrial Plants Type II-B	\$38-99	\$41 25
86	Industrial Plants Type III-A	\$46-71	\$49 42
87	Industrial Plants Type III-B	\$44-02	\$46 57
88	Industrial Plants Type V A	\$44-02	\$46 57
89	Industrial Plants Type V B	\$40-28	\$42 62
90	Jails Type I-A or I B	\$170-42	\$180 30
91	Jails Type III-A	\$155-86	\$164 90
92	Jails Type V-A	\$116-86	\$123 64
93	Libraries Type I A or I-B	\$124-69	\$131 92
94	Libraries Type II-A	\$91-27	\$96 56
95	Libraries Type II-B	\$86-77	\$91 80
96	Libraries Type III A	\$96-41	\$102 00
97	Libraries - Type III B	\$91-59	\$96 90
98	Libraries Type V A	\$90-52	\$95 77
99	Libraries Type V B	\$86-77	\$91 80
100	Medical Offices Type I-A or I B *	\$128-01	\$135 43
101	Medical Offices Type II A	\$98-77	\$104 50
102	Medical Offices Type II B	\$93-84	\$99 28
103	Medical Offices Type III-A	\$107-12	\$113 33
104	Medical Offices Type III-B	\$99-73	\$105 51

105	Medical Offices Type V A	\$96-63	\$102 23
106	Medical Offices - Type V B	\$93-19	\$98 60
107	Misc Attic Storage Designed	\$10-71	\$11 33
108	Misc Masonry Chimney	\$3-213-60	\$3,399 99
109	Misc New Roof Structure	\$9-60	\$10 16
110	Misc Office Partitions	\$48-20	\$51 00
111	Misc Private Gate	\$535-60	\$566 66
112	Misc Shelving Commercial	\$5-36	\$5 67
113	Misc Storage Shed	\$10-44	\$11 05
114	Misc Sunrooms and Solariums	\$26-78	\$28 33
115	Misc Swimming Pools and In-Ground Hot Tubs	\$21-42	\$22 66
116	Offices - Type I-A or I B */**	\$114-40	\$121 04
117	Offices - Type II-A	\$76-60	\$81 04
118	Offices - Type II-B	\$72-95	\$77 18
119	Offices Type III A	\$82-70	\$87 50
120	Offices - Type III B	\$79-05	\$83 63
121	Offices - Type V-A	\$77-45	\$81 94
122	Offices - Type V-B	\$72-95	\$77 18
123	Permit reissue (Based on percentage of work remaining)	\$98-98	\$104 72
124	Private Carport	\$17-78	\$18 81
125	Private Garages - Type V A	\$29-35	\$31 05
126	Private Garages - Type V B	\$26-03	\$27 54
127	Public Buildings Type I A or I-B *	\$132-18	\$139 85
128	Public Buildings Type II-A	\$107-12	\$113 33
129	Public Buildings Type II B	\$102-41	\$108 35
130	Public Buildings Type III-A	\$111-19	\$117 64
131	Public Buildings Type III-B	\$107-34	\$113 57
132	Public Buildings - Type V-A	\$101-76	\$107 66
133	Public Buildings - Type V-B	\$98-12	\$103 81
134	Public Garages - Type I-A or I B *	\$52-38	\$55 42
135	Public Garages - Type I A or I B Open Park *	\$39-31	\$41 59
136	Public Garages - Type II-B	\$29-99	\$31 73
137	Public Garages Type III A	\$39-63	\$41 93
138	Public Garages Type III B	\$35-25	\$37 29
139	Public Garages Type V A	\$36-10	\$38 19
140	Restaurants Type III A	\$104-33	\$110 38
141	Restaurants Type III B	\$100-80	\$106 65
142	Restaurants Type V A	\$95-56	\$101 10
143	Restaurants - Type V-B	\$91-80	\$97 12
144	Restaurants - Type V-B Remodel	\$91-80	\$97 12
145	Retaining Wall Type I (< 4)	\$21-42	\$22 66
146	Retaining Wall - Type II	\$64-27	\$68 00
147	Retaining Wall - Type III	\$107-12	\$113 33
148	Right of Way Inspection	\$65-00	\$68 77
149	Roofing / Commercial / Comp	\$53-56	\$56 67
150	Roofing / Commercial / Other	\$80-34	\$85 00
151	Schools - Type I-A or I B	\$119-12	\$126 03
152	Schools - Type II A	\$81-31	\$86 03
153	Schools - Type II-B	\$80-00	\$84 64
154	Schools - Type III A	\$86-99	\$92 04
155	Schools Type III B	\$83-66	\$88 51
156	Schools Type V A	\$81-52	\$86 25
157	Schools Type V-B	\$77-77	\$82 28
158	Service Stations Canopies	\$29-99	\$31 73

159	Service Stations - Type II-B	\$71.99	\$76.17
160	Service Stations - Type III A	\$75.09	\$79.45
161	Service Stations Type V A	\$63.95	\$67.66
162	Sign Monument	\$26.78	\$28.33
163	Sign Monument (<i>Illuminated</i>)	\$32.14	\$34.00
164	Sign Wall	\$16.07	\$17.00
165	Sign Wall (<i>Illuminated</i>)	\$21.42	\$22.66
166	Stores Type I-A or I B *	\$88.26	\$93.38
167	Stores Type II A	\$53.99	\$57.12
168	Stores - Type II B	\$52.81	\$55.87
169	Stores - Type III-A	\$65.67	\$69.48
170	Stores - Type III-B	\$61.60	\$65.17
171	Stores - Type V A	\$55.28	\$58.49
172	Stores - Type V B	\$51.10	\$54.06
173	Theatres - Type I-A or I B	\$117.61	\$124.43
174	Theatres - Type III A	\$85.70	\$90.67
175	Theatres - Type III B	\$81.63	\$86.36
176	Theatres - Type V A	\$80.66	\$85.34
177	Theatres Type V B	\$76.27	\$80.69
178	Valuation by Applicant	\$0.00	\$0.00
179	Warehouses - Type I-A or I B ***	\$52.92	\$55.99
180	Warehouses - Type II-A or V A ***	\$31.39	\$33.21
181	Warehouses - Type II-B or V-B ***	\$29.46	\$31.17
182	Warehouses - Type III A ***	\$35.57	\$37.63
183	Warehouses - Type III B ***	\$33.85	\$35.81

* Add 0.5 percent (0.5%) to total cost of each story over three

** Deduct 20 percent (20%) for shell-only buildings

*** Deduct 11 percent (11%) for mini-warehouses