

RESOLUTION NO. 2018-06

A RESOLUTION AMENDING, IN PART, RESOLUTION NO. 2016-13, RELATING TO AMENDING FEES FOR THE STATE BUILDING CODE COUNCIL.

WHEREAS, on April 12, 2018, the City received correspondence from State of Washington State Building Code Council advising of new fees applicable to building permits effective July 1, 2018; and

WHEREAS, current fees for projects permitted under the International Residential Code (IRC) are \$4.50 for the first unit and will increase to \$6.50 for the first unit and \$2.00 for each additional unit; and

WHEREAS, current fees for all other projects are \$4.50 and will increase to \$25.00 for projects permitted under the International Building Code (IBC) and International Existing Building Code (IEBC).

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASTLE ROCK, WASHINGTON THAT the fees set forth that Resolution No. 2016-13 have been amended to reflect the new State Building Code fees as stated below:

1. **Building Permits:** International Building Code (Ch 51-50 WAC) and International Residential Code (Ch. 51-51 WAC). Building permit fees are to be assessed from Table A-1 based upon the building valuation. City of Castle Rock will utilize the International Code Council's "Building Valuation Data" as published in the Building Safety Journal edition year 2003 with exceptions allowed as follows. For structures not specifically referenced in the valuation table, the building official is authorized to use the fair market value of the project as the basis for fee assessment. Building plan review fees are to be assessed at 65% of the building permit fee. The plan review fee will be collected when the building plans and applications are submitted. The building permit fee, and other associated fees, will be collected when the permit is issued.

- Washington State Building Code Council surcharge for projects permitted under the IRC: \$6.50 shall be collected for each Building Permit issued for the first unit and \$2.00 for each additional unit after the first.

- Washington State Building Code Council surcharge for projects permitted under the IBC or IEBC shall be \$25.00

2. **One and Two-Family Dwelling – "Same As"** A building plan may be used repetitively upon written request of the applicant and approval of the building official. When approved, the plan shall be retained on file as a master plan. A building master plan may be used repetitively provided:

- a. All "Same As" development shall occur within the code cycle under which the master plan is approved.
- b. The initial application submittal shall include three (3) complete sets of plans, including all supporting documentation and one (1) limited set of plans consisting of a floor plan and exterior elevations only.
- c. Documentation prepared by a registered design professional shall include written permission to use the work repetitively.

d. All subsequent 'Same As' applications shall not deviate from the approved master plan.

e. Payment of appropriate fees; refer to Table B-1

3. **Commercial Structures and Alterations.** Valuation is based on the greater of 'Building Valuation Date' table or Fair Market Value. Shell buildings and unfinished spaces shall be valued at no less than 80% of the above valuations. Refer to Table B-1 for Building permit fees.

4. **One and Two-Family Dwellings/Structures Accessory to Dwellings; Alterations**

Valuation per square foot shall be determined as follows:

> Single Family and Two-Family Dwellings	\$85.50
> Multi-Family Dwellings	\$78.05
> Unfinished Spaces; Basement/Attic	\$42.75
> Garage/Utility Building; Conventional Light Frame Construction	\$33.25
> Utility Buildings/Garage/Carport; Pole Building Type Construction	\$16.60
> Decks, Porches, Patio Cover	\$13.00
> Alterations	Fair Market Value
> Work Other Than Described	Fair Market Value

Refer to Table B-1 for Building permit fees.

5. **Occupancy Permits.** Change of occupancy classification and verification of occupancy classifications as defined pursuant to International Building Code Chapter 3. Refer to Table B-1 for fees.

6. **Demolition Permits.** The following fees shall apply:

Commercial Structure permit fee:	\$450.00
Residential Structure permit fee:	\$135.00

7. **Factory Assembled Structures.** Factory assembled structures are regulated by Washington State Department of Labor and Industries. A placement permit is required for installation of the factory assembled structures. For residential structures, the placement permit shall include allowance for two (2) exterior exit landings, not to exceed 4 feet x 8 feet, and associated stairs. For commercial buildings, a separate building permit may be required for means of egress structures; refer to Table B-1 for fees. Separate mechanical, plumbing and fire code permits may be required; refer to Tables M-1, P-1 and F-1 for associated fees.

Placement permit shall include allowance for three (3) inspections. Each additional inspection will be conducted at a rate of \$90.00.

Fees for placement permits:

> Commercial Buildings –	Permit fee:	\$177.00
	Plan review fee:	\$177.00
> Manufactured Homes -	Permit fee:	\$250.00
	Plan review fee:	\$200.00

- > Manufactured Homes - Multi-Wide (Triple Wide and over)
 - \$250 + \$75/attachment
 - Plan review fee (Triple Wide and over) \$90/hour

- > Utility Building Accessory to a dwelling
 - Permit fee: \$177.00
 - Plan review fee: \$177.00

8. Mechanical Construction – International Mechanical Code – Chapter 51-52 WAC.

A mechanical permit is required for all mechanical work regulated by the Washington State Building Code. For mechanical work associated with a building permit for One and Two-Family Dwellings, the building and mechanical permits may be combined and the mechanical permit fees added to the building permit; a separate mechanical permit is not required.

The permit shall include allowance for two (2) inspections. Each additional inspection will be conducted at a rate of \$90.00.

Fees: Permits – refer to Table M-1; minimum fee is \$59.00
 Plan Review – assessed at 50% of Permit Fee. (Exception: permit combined with a building permit for One and Two-Family Dwelling)

9. Plumbing Construction – Uniform Plumbing Code – Chapter 51-56 WAC.

A plumbing permit is required for all plumbing work regulated by the Washington State Building Code. For plumbing work associated with a building permit for One and Two-Family Dwellings; the building and plumbing permits may be combined and the plumbing fees added to the building permit – a separate plumbing permit is not required.

The permit shall include allowance for two (2) inspections. Each additional inspection will be conducted at a rate of \$90.00.

Fees: Permits – refer to Table P-1; minimum fee is \$90.00
 Plan Review – assessed at 50% of Permit Fee. (Exception: permit combined with a building permit for One and Two-Family Dwelling)

10. Fire Code – International Fire Code – Chapter 51-54A WAC.

A. Operational Permits - The fire code official is authorized to issue operational permits for the installations and activities enumerated in Section 105.6 of the WAC. Permits shall be valid for a prescribed period of time or until renewed or revoked, Permits shall be renewed each year thereafter upon approval of the fire code official and payment of appropriate fees.

Fees: Recurring fee at interval not to exceed one (1) year from date of issuance. Refer to Table F-1

Plan review fee to verify conditions of issuance. This fee is assessed at permit first issuance and is non-recurring unless the conditions of permit are changed. Refer to Table F-1

B. Construction Permits – The fire code official is authorized to issue fire code construction permits for the work activities enumerated in Section 105.7 of the WAC.

Fees: For construction permits; refer to Table A-1 based upon the Fair Market Value of the work. Plan review fees shall be calculated at 50% of the permit fee. Refer to Table F-1

C. Other Fire Code permits other than described.

Fees: Refer to Table F-1

11. **Grading and Excavation - Castle Rock Municipal Code 15.02.050** When a plan or other data are required to be submitted, a plan review fee shall be paid at time of submitting plans and specifications for review. Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill, whichever is greater.

Fees: Refer to Table G-1

12. **Code Enforcement.** The State Building Code Act requires that each local jurisdiction enforce the State Building Code within its jurisdiction.

Fees:

- Permit Administration – a permit administration fee of \$45.00 shall be assessed for each permit
- Staff Consultation Fee - \$75.00
- Administration Determination - \$90.00/hour; \$23/quarter hour
- Records Research - \$90.00/hour; \$23/quarter hour
- Photocopies - \$.10 each side for pages 8.5 “ x 11” in size. Larger sizes up to 11” x 17” are \$4.00 each copy.

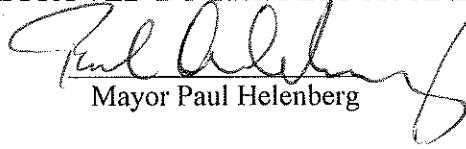
- Permit fees – as directed in this document
- Work for which a required permit was not obtained

13. **Non-Refundable Fees.** All fees and charges collected pursuant to this resolution shall be non-refundable except as provided by the building codes for bona fide refunds as approved by the building official.

14. **Fee Tables.** Fee Tables are included as an attachment to this resolution include: Table A-1 Building Division Fees; Table B-1 Building Permit Fees; Table G-1 Excavation And Grading Fees; M-1 Mechanical Permit Fees; Table F-1 Fire Code Permit Fees and P-1 Plumbing Permit Fees

15. **Effective Date.** The effective date of this ordinance shall be July 1, 2018.

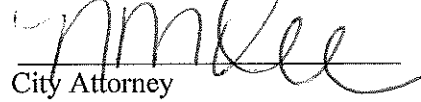
PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR on this
14 day of May, 2018.


Mayor Paul Helenberg

ATTEST:


Deputy Clerk-Treasurer

APPROVED AS TO FORM:


City Attorney

FEE TABLE ATTACHMENTS; RESOLUTION NO. 2018-06

TABLE A-1 BUILDING DIVISION FEES (Effective July 1, 2018)

VALUE	FEE	VALUE	FEE	VALUE	FEE
\$1-500	\$39.25	\$35001-36000	\$837.00	84001-85000	\$1483.00
501-600	\$44.30	36001-37000	\$854.00	85001-86000	\$1494.00
601-700	\$49.30	37001-38000	\$870.00	86001-87000	\$1506.50
701-800	\$54.40	38001-39000	\$887.00	87001-88000	\$1518.00
801-900	\$59.40	39001-40000	\$904.00	88001-89000	\$1530.00
901-1000	\$64.45	40001-41000	\$920.00	89001-90000	\$1541.00
1001-1100	\$69.50	41001-42000	\$937.50	90001-91000	\$1553.70
1101-1200	\$74.50	42001-43000	\$954.40	91001-92000	\$1565.00
1201-1300	\$79.60	43001-44000	\$971.00	92001-93000	\$1577.00
1301-1400	\$84.60	44001-45000	\$987.50	93001-94000	\$1589.00
1401-1500	\$89.00	45001-46000	\$1004.00	94001-95000	\$1600.00
1501-1600	\$94.70	46001-47000	\$1021.00	95001-96000	\$1612.00
1601-1700	\$99.70	47001-48000	\$1038.00	96001-97000	\$1624.00
1701-1800	\$104.50	48001-49000	\$1054.00	97001-98000	\$1636.00
1801-1900	\$109.80	49001-50000	\$1071.00	98001-99000	\$1647.00
1901-2000	\$114.80	50001-51000	\$1083.00	99001-100000	\$1659.50
2001-3000	\$138.00	51001-52000	\$1095.00	100,001-500,000	\$1,659.50 for the first \$100,000 plus \$9.15 per \$1,000 or fraction thereof
3001-4000	\$161.50	52001-53000	\$1106.00		
4001-5000	\$185.00	53001-54000	\$1118.50		
5001-6000	\$208.50	54001-55000	\$1130.00		
6001-7000	\$231.80	55001-56000	\$1142.00	500,000-1,000,000	\$5,415 for the first \$500,000 plus \$7.90 per \$1,000 or fraction thereof
7001-8000	\$255.00	56001-57000	\$1153.60		
8001-9000	\$278.70	57001-58000	\$1165.00		
9001-10000	\$302.00	58001-59000	\$1177.00		
10001-11000	\$325.50	59001-60000	\$1189.00	1,000,001 and up	\$9,405 for the first \$1,000,000 plus \$3.85 per \$1,000 or fraction thereof
11001-12000	\$348.50	60001-61000	\$1200.75		
12001-13000	\$372.00	61001-62000	\$1212.60		
13001-14000	\$395.50	62001-63000	\$1224.40		
14001-15000	\$419.00	63001-64000	\$1236.00		
15001-16000	\$450.50	64001-65000	\$1247.50		
16001-18000	\$466.00	65001-66000	\$1259.50	Manufactured Homes; See Section 7 (Factory Assembled Structures)	
18001-19000	\$489.00	66001-67000	\$1271.00		
19001-20000	\$536.00	67001-68000	\$1283.00		
20001-21000	\$559.60	68001-69000	\$1295.00	Temporary Certificate of Occupancy – not to exceed 30 day period \$90.00	
21001-22000	\$583.00	69001-70000	\$1306.50		
22001-23000	\$606.00	70001-71000	\$1318.00		
23001-24000	\$629.50	71001-72000	\$1330.00	Issuance Of Address \$90.00	
24001-25000	\$653.30	72001-74000	\$1353.00		
25001-26000	\$670.00	74001-75000	\$1365.50	Washington State Surcharge and \$45 Permit Administration Fee charged to each permit issued.	
26001-27000	\$686.00	75001-76000	\$1377.00		
27001-28000	\$703.00	76001-77000	\$1389.00		
28001-29000	\$720.00	77001-78000	\$1400.50		
29001-30000	\$736.00	78001-79000	\$1412.50		
30001-31000	\$753.00	79001-80000	\$1424.00		
31001-32000	\$770.00	80001-81000	\$1436.00		
32001-33000	\$787.00	81001-82000	\$1447.00		
33001-34000	\$803.00	82001-83000	\$1459.60		
34001-35000	\$820.00	83001-84000	\$1471.00		

TABLE B-1 BUILDING PERMIT FEES

P = Calculated Permit Fee; A-1 = Associated fee from Table A-1; FMV = Fair Market Value

Permit Administration Fee – Apply to each permit issued	\$45.00
Reinspection Fee, each	\$90.00
Inspections requested outside of normal business hours (minimum 2 hours)	\$90/hr
Washington State Surcharge (for permits under IRC)	\$6.50
Each additional dwelling unit over 1	\$2.00/unit
Washington State Surcharge (for permits under IBC or IEBC)	\$25.00
Commercial Structures: Permit	P = A-1 of FMV
Plan Review	65% of P
One & Two-Family Dwellings and Accessory Structures: Permit	P=A-1 of FMV
Plan Review	65% of P
One & Two-Family Dwellings “Same As”: Initial Permit	P = A-1 of FMV
Initial Plan Review	65% of P
Permit fee; all subsequent issuance	P = A-1 of FMV
Plan review fee for all subsequent issuance	\$90.00
Occupancy Permit (Does not include tenant alterations)	
Change of occupancy	\$90.00
Plan review for change of occupancy	\$90.00
Verification of occupancy classification (tenant move-in)	\$90.00
Commercial Factory Assembled Structures – Means of Egress	
Landing ≤ 5’ x 8’ and associated stairs and ramp	\$180
All other	P = A-1 of FMV (Min. fee of \$180)
Plan review fee for other	65% of P
Re-Roof Fees	
Commercial Permit	P = A-1 of (.5)(FMV) Note: min fee of \$180
One and Two Family Dwelling (when required)	\$180 (allows for 2 inspections)
Issuance of Address (Vacant lot, new construction or requested change)	\$90/address

TABLE G-1 EXCAVATION AND GRADING FEES

* All Excavating And Grading permits will be accompanied by an Inspection Fee of \$90 in addition to fee listed

PLAN REVIEW FEES:

PERMIT FEES:

Cubic Yards	Fee	Cubic Yards	Fee *
0-50	\$37.50	51-3000	\$85
51-1000	\$60.45	3001-5,000	\$95
1001-10,000	\$88.50	1001-10,000	\$110
10,001-20,000	\$129.25	10,001-20,000	\$130
20,001-30,000	\$169.65	20,001-30,000	\$169
30,001-40,000	\$210.00	30,001-40,000	\$210
40,001-50,000	\$250.00	40,001-50,000	\$250
50,001-60,000	\$290.55	8,000-10,000	\$500
60,001-70,000	\$331.00	10,001-20,000	\$550
70,001-80,000	\$371.00	20,001-30,000	\$660
80,001-90,000	\$400.00	30,001-60,000	\$1,000
90,001-100,000	\$450.00	60,001-90,000	\$1,350
100,001-200,000	\$447 for first 100,000 cy, plus \$22 for each addl 10,000 cy	90,001-100,000	\$1,556
200,001 and more	\$660 for the first 200,000 cy, plus \$12 for each addl 10,000 cy	100,001 and more	\$1,530 for the first 100,000 cy, plus \$59 for each addl 10,000 cy

TABLE M-1 MECHANICAL PERMIT FEES

Description	Fee (Note: Minimum Permit Fee = \$90)
Permit Administration Fee	
Apply to each permit issued	\$45
For each supplemental permit	\$15
Furnace	
< 100,000 BTU	\$22
> 100,000 BTU	\$26
Flue Vent Installation And Relocation	\$11
Air Source Heat Pump	\$21
Ground Source Heat Pump	\$35
Air Handlers	
<10,000 CFM (including ducts/vent)	\$15
>10,000 CFM (including ducts/vent)	\$25
Compressor or Boiler	
< 3 hp; Absorption System < 100,000 btu/h	\$20
> 3 hp < 15 hp; Absorption System > 100,000 btu/h < 500,000 btu/h	\$35
> 15 hp < 30 hp; Absorption System > 500,000 btu/h < 1,000,000 btu/h	\$54
> 30 hp < 50 hp; Absorption System > 1,000,000 btu/h < 1,750,000 btu/h	\$75
> 50 hp; Absorption System > 1,750,000 btu/h	\$130
Laundry Appliance Exhaust Vent	\$10
Environmental Exhaust Vent (single duct)	\$10
Domestic Kitchen Range Exhaust Vent	\$10
Attic or Underfloor Exhaust Fan	\$10
Commercial Hood (including duct)	\$20
Fire Damper/Smoke Damper	\$10
Fireplace Appliance	\$15
Incinerator	
Residential	\$25
Commercial	\$20
Radon Vent	\$35
Evaporative Cooler	\$15
Process Piping	
Hazardous material < 5 outlets	\$10
Non-Hazardous material < 5 outlets	\$10
Additional outlets > 5	\$2/unit
Miscellaneous	
For each appliance or piece of equipment regulated by the Mechanical Code but not classified in other appliances, or for which no other fee is listed in the table	\$20
Other Fees	
Inspections outside of normal business hours (minimum 2 hours)	\$90/hr
Reinspection fee	\$90
Inspections for which no fee is specifically indicated	\$90
Additional plan review required by amendments or revisions to the approved plans (minimum charge ½ hour)	\$90/hr

TABLE P-1 PLUMBING PERMIT FEES

P = Calculated Permit Fee A1 = Associated fee from Table A-1 FMV = Fair Market Value

NOTE: Minimum Permit Fee = \$90

Description	Fee
Permit Administration Fee	
Apply to each permit issued	\$45
For each supplemental permit	\$15
Building Code – Sewer and Connection	\$20
Water Piping System – New Installations, Alterations and Treatment	\$10
Drain, Waste and Vent System – New Installations and Alterations	\$10
Gas Piping System	
New Installations and Alterations: 1 to 5 Outlets	\$8
For each additional outlet > 5	\$2/unit
Medical Gas Piping System	
Serving 1 to 5 inlets/outlets for a specific gas	\$70
Each additional inlet/outlet > 5	\$8/unit
Storm Water Drainage Systems	
Inside building (each drain)	\$10
Outside building (commercial only)	P = A1 of FMV
Non-Potable Water System Piping (graywater)	\$55
Lawn Irrigation System – Including backflow prevention device	\$10
One or Two Plumbing Fixtures on one (1) Trap	\$10
Water Heater	\$10
Annual Cross Connection Testing of a Reclaimed Water System (excluding initial test)	\$40
Waste Pretreatment Interceptor	\$10
Kitchen Grease Trap	\$10
Atmospheric Type Vacuum Breakers	
1 to 5 units	\$8
For each unit > 5	\$2/unit
Backflow Protection Device – other than atmospheric-type vacuum breaker	
2 inch diameter and smaller	\$10
Greater than 2 inch diameter	\$20
Other Fees:	
Inspections outside of normal business hours (minimum 2 hours)	\$90/hr
Reinspection Fee	\$90
Inspections for which no fee is specifically indicated	\$90
Additional plan review required by amendments or revisions to the approved plans (minimum charge ½ hour)	\$90/hr

TABLE F-1 FIRE CODE PERMIT FEES

P = Calculated Permit Fee A1 = Associated fee from Table A-1 FMV = Fair Market Value
 NOTE: Minimum Permit/Plan Review Fee Unless Otherwise Noted = \$90

Description	Fee
Permit Administration Fee	
Apply to each permit issued	\$45
Reinspection Fee	\$90
Plan Review Fee applied to each permit – unless noted otherwise	\$90
Operational Permits	
Permit	\$90
Plan Review (initial permit; not applicable to renewal unless conditions of permit change)	\$45
Construction Permits	
Permit	P = A1 of FMV
Plan Review	50% of P
Fire, Life, Safety Plan Review	
Commercial building permits only	50% of building permit fee
Commercial Occupancy Permit	\$90
LPG Storage Tank > 25 GL ≤ 120 GL – Residential installations only	
Permit	\$90
Plan Review	\$20
LPG Storage Tank	
≤ 500 GL (for Permit)	\$90
>500 GL ≤ 2000 GL (for Permit)	\$180
> 2000 GL (for Permit)	P = A1 of FMV
Plan Review	50% of P
Generators	\$90
Fuel Storage Tank (Flammable/Combustible Liquids) ≤ 500 GL	Permit \$90
Fuel Storage Tank (Flammable/Combustible Liquids) > 500 GL	Permit P = A1 of FMV
	Plan Review 50% of P
Fire Alarm – Complete System	Permit P= A1 of FMV
	Plan Review 50% of P
Fire Alarm – Repair and/or panel replacement	Permit \$90
Fire Sprinkler System	Permit P= A1 of FMV
	Plan Review 50% of P
Fire Sprinkler System Alteration, Replacement (Maximum 2 heads)	Permit \$90
Commercial Hood Suppression System	Permit \$180