

## RESOLUTION NO. 843

### **A RESOLUTION OF THE CITY OF GIG HARBOR, WASHINGTON, WHICH ESTABLISHES FEES FOR COMMUNITY DEVELOPMENT LAND USE APPLICATIONS AND PERMITS, BUILDING PERMIT FEES, AND ENGINEERING FEES; REPEALING RESOLUTION NO. 814; AND ESTABLISHING AN EFFECTIVE DATE OF JANUARY 1, 2011.**

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**WHEREAS**, the City of Gig Harbor has established land use, engineering, building permit and other community development fees by Resolution; and

**WHEREAS**, the Gig Harbor City Council has requested that development services departments evaluate fees on an annual basis and, as necessary, propose adjustments to the fee schedule; and

**WHEREAS**, the last update to the Land Use, Building Permit and Engineering fees was approved in December, 2009 in Resolution No. 814; and

**WHEREAS**, the City has adopted a series of land use permit processing efficiency amendments (Ordinance 1197) which makes changes to the site plan review, design review, short plat, preliminary plat approval process and requires corresponding changes to the fee schedule to reflect those new processes; and

**WHEREAS**, the majority of the provisions in Ordinance 1197, the permit processing ordinance, does not go into effect until January 1, 2011 so the City desires that this fee schedule not go into effect until January 1, 2011; and

**WHEREAS**, the City desires to charge applicants at submittal for publishing fees rather than invoice after publishing to reduce staff time spent on invoices and collections; and

**WHEREAS**, the City desires to have applicants pay for mailing of notices of application and notices of decision to property owners within 300 feet of a proposed project to reduce the City's mailing costs; and

**WHEREAS**, the new land use permit fees include an additional \$100 for every published notice required and an additional \$25 for each new mailed notice required; and

**WHEREAS**, the City desires to require applicant to pay deposits for hearing examiner and legal services rather than invoicing after the services are performed to reduce staff time on invoices and collections; and

**WHEREAS**, the City desires to allow appellants who substantially prevail on

appeal to be refunded their appeal fee and not be required to pay hearing examiner services; and

**WHEREAS**, the current annexation fee schedule is not commensurate with time spent by staff reviewing the annexation and preparing the annexation document for the Boundary Review Board and enumeration for the State Office of Financial Management and needs to be updated; and

**WHEREAS**, the revised fee schedule reflects the City's increased costs relating to the processing of applications, inspecting and reviewing plans, investigating hazardous conditions or preparing detailed statements pursuant to chapter 43.21C RCW; and

**WHEREAS**, the proposed fee schedule adjustments are deemed necessary to maintain fair and equitable service and application fees; NOW, THEREFORE,

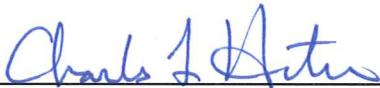
**THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:**

Section 1. The City Council hereby repeals Resolution No. 814 and adopts the Community Development Fee Schedule attached as Exhibit "A" and incorporated herein by this reference.

Section 2. Effective Date. This Resolution shall take effect on January 1, 2011.

PASSED by the City Council this 27th day of September, 2010.

APPROVED:

  
Charles L. Hunter, Mayor

ATTEST:

  
Molly Towslee, City Clerk

Filed with City Clerk: 09/22/10  
Passed by City Council: 09/27/10  
Resolution No. 843

**Exhibit "A"**

**CITY OF GIG HARBOR  
COMMUNITY DEVELOPMENT  
FEE SCHEDULE**

**A. LAND USE PERMIT APPLICATION FEES**

When a development proposal involves two or more permits listed in 3 through 14 below being processed concurrently, the highest cost land use permit shall be charged the full fee and all other land use permits charged 50% of the applicable fee. Specified engineering fees, building/fire fees, third party review fees and the fees listed in 1 through 3 and 15 through 24 below are not subject to the 50% reduction. The fees below are paid at submittal of application and include public notice fees; see section F for required deposits and fees incurred during the review process.

<b>1) Amendment to Comprehensive Plan</b>	
a) Map Amendment	<del>\$ 3,250.00</del> <u>\$3,550.00</u>
b) Urban Growth Area Adjustment	<del>\$ 3,250.00</del> <u>\$3,550.00</u>
c) Text Amendment	<del>\$ 3,250.00</del> <u>\$3,550.00</u>
<b>2) Amendments to <u>Zoning Municipal Code</u></b>	
a) Zoning District Boundary	<del>\$ 3,250.00</del> <u>\$3,475.00</u>
b) Text	<del>\$ 3,250.00</del> <u>\$3,550.00</u>
c) Height Restriction Area Amendment	<del>\$ 3,250.00</del> <u>\$3,475.00</u>
<b>3) Conditional Use Permit</b>	
a) Single-family / Accessory Dwelling Unit	\$ 550.00 <u>\$900.00</u>
b) <del>Existing Nonresidential/Multiple-family Dev. in existing building</del>	<del>\$ 1,100.00</del> <u>\$1,450.00</u>
c) New Nonresidential / Multiple-family Dev.	<del>\$ 3,250.00</del> <u>\$3,500.00</u>
*Above fees include \$130.00 for Building/Fire review	<del>\$ 130.00</del>
<b>4) Variance/Interpretation</b>	
a) Single-family <u>Variance</u>	\$ 550.00 <u>\$875.00</u>
b) Non-Single-family <u>Variance</u>	\$ 1,100.00 <u>\$1,325.00</u>
c) Administrative Variance	\$ 275.00 <u>\$525.00</u>
d) Interpretation	\$ 550.00
*Above variance fees include \$98.00 for <del>Variance</del> Building/Fire review	<del>\$ 98.00</del>
<b>5) <u>Site Plan Review and Landscape Plans</u></b>	
<del>Site Plan Review – Planning</del>	<del>\$ 3,250.00</del>
<del>Site Plan Review – Engineering</del>	<del>\$ 1,575.00</del>
<del>Site Plan Review – Building/Fire</del>	<del>\$ 260.00</del>
<del>Major Site Plan Amendment – Planning</del>	<del>\$ 3,250.00</del>
<del>Major Site Plan Amendment – Engineering</del>	<del>\$ 1,100.00</del>
<del>Major Site Plan Amendment – Building/Fire</del>	<del>\$ 130.00</del>
<del>Minor Site Plan Amendment – Planning</del>	<del>\$ 550.00</del>
<del>Minor Site Plan Amendment – Engineering</del>	<del>\$ 450.00</del>
<del>Minor Site Plan Amendment – Building/Fire</del>	<del>\$ 98.00</del>
<del>Modification to approved landscape/parking plans</del>	<del>\$ 450.00</del>
<del>Building/Fire Review of parking plan</del>	<del>\$ 98.00</del>
<del>Alternative Landscape Plan</del>	<del>\$ 550.00</del>

a) Major Site Plan Review

<u>New use or building – Combined Total</u>	<u>\$ 5,235.00</u>
<u>Planning</u>	<u>\$ 3,400.00</u>
<u>Building/Fire</u>	<u>\$ 260.00</u>
<u>Engineering</u>	<u>\$ 1,100.00</u>
<u>Existing/approved site plan modifications/expansions – Combined Total</u>	<u>\$ 4,630.00</u>
<u>Planning</u>	<u>\$ 2,150.00</u>
<u>Building/Fire</u>	<u>\$ 130.00</u>
<u>Engineering</u>	<u>\$ 700.00</u>
<u>Modification of conditions of approval – Combined Total</u>	<u>\$ 1,830.00</u>
<u>Planning</u>	<u>\$ 1,250.00</u>
<u>Building/Fire</u>	<u>\$ 130.00</u>
<u>Engineering</u>	<u>\$ 450.00</u>
<u>Regional stormwater ponds – Combined Total</u>	<u>\$ 1,700.00</u>
<u>Planning</u>	<u>\$ 1,250.00</u>
<u>Engineering</u>	<u>\$ 450.00</u>
<u>b) Minor Site Plan Review</u>	
<u>Change in use</u>	<u>\$ 100.00</u>
<u>Site plan modifications or expansion – Combined Total</u>	<u>\$ 1,098.00</u>
<u>Planning</u>	<u>\$ 550.00</u>
<u>Building/Fire</u>	<u>\$ 98.00</u>
<u>Engineering</u>	<u>\$ 450.00</u>
<u>Demolition</u>	<u>\$ 100.00</u>
<u>c) Alternative Landscape Plan</u>	<u>\$ 550.00</u>

**6) Planned Residential District (PRD)**

(Exclusive of Subdivision fees)

<u>a) Preliminary PRD – Combined Total</u>	<u>\$ 3,900.00</u>
<u>Planning</u>	<u>\$ 3,250.00</u>
<u>Building/Fire</u>	<u>\$ 325.00</u>
<u>Engineering</u>	<u>\$ 325.00</u>
<u>b) Final PRD</u>	<u>\$ 1,100.00</u>
<u>c) Major PRD Amendment – Combined Total</u>	<u>\$ 1,930.00</u>
<u>Planning</u>	<u>\$ 1,100.00</u>
<u>Engineering</u>	<u>\$ 700.00</u>
<u>Building/Fire</u>	<u>\$ 130.00</u>
<u>d) Minor PRD Amendment – Combined Total</u>	<u>\$ 998.00</u>
<u>Planning</u>	<u>\$ 550.00</u>
<u>Building/Fire</u>	<u>\$ 98.00</u>
<u>Engineering</u>	<u>\$ 350.00</u>

**7) Planned Unit Development (PUD)**

(Exclusive of subdivision fees)

<u>a) Preliminary PUD – Combined Total</u>	<u>\$ 3,900.00</u>
<u>Planning</u>	<u>\$ 3,250.00</u>
<u>Building/Fire</u>	<u>\$ 325.00</u>
<u>Engineering</u>	<u>\$ 325.00</u>
<u>b) Final PUD</u>	<u>\$ 1,100.00</u>
<u>c) Major PUD Amendment – Combined Total</u>	<u>\$ 1,930.00</u>
<u>Planning</u>	<u>\$ 1,100.00</u>
<u>Building/Fire</u>	<u>\$ 130.00</u>
<u>Engineering</u>	<u>\$ 700.00</u>
<u>e) Minor PUD Amendment – Combined Total</u>	<u>\$ 998.00</u>
<u>Planning</u>	<u>\$ 550.00</u>

Building/Fire	\$ 98.00	
Engineering	\$ 350.00	
<b>8) Performance Based Height Exception</b>		<b><u>\$1,423.00</u></b>
Planning	<del>\$1,100.00</del> <u>\$1,325.00</u>	
Building/Fire	\$ 98.00	
<b>9) Transfer of Density Credit Request</b>		<b>\$ 550.00</b>
<b>10) Subdivisions</b>		
a) Preliminary Plat – Combined Total		<u>\$ 5,875.00 + \$ 55.00/lot</u>
Planning	<del>\$3,250.00</del> <u>\$ 3,475.00</u> + \$ 55.00/lot	
Engineering	\$ 2,075.00	
Building/Fire	\$ 325.00	
b) Minor Preliminary Plat Revisions – Combined Total		<u>\$1,648.00</u>
Planning	<u>\$ 1,100.00</u>	
Building/Fire	<u>\$ 98.00</u>	
Engineering	<u>\$ 450.00</u>	
c) Final Plat – Combined Total		<u>\$ 2,875.00 + \$ 55.00/per lot</u>
Planning	<del>\$ 1,100.00</del> <u>\$ 1,250.00</u> + \$ 55.00/per lot	
Engineering	\$ 1,625.00	
Replats – Planning		<del>\$ 3,250.00</del> + \$ 55.00/lot
Replats – Building/Fire		<del>\$ 130.00</del>
Replats – Engineering		<del>\$ 2,075.00</del>
d) Plat Alterations/Vacations – Combined Total		<u>\$ 2,123.00</u>
Planning	<del>\$ 1,100.00</del> <u>\$ 1,325.00</u>	
Building/Fire	\$ 98.00	
Engineering	\$ 700.00	
<b>11) Short Subdivisions and Boundary Line Adjustments</b>		
a) Preliminary Short Plat Approval – Combined Total		<u>\$ 2,610.00</u>
Planning	<del>\$ 1,650.00</del> <u>\$ 1,250.00</u>	
Engineering	\$ 550.00	
Building/Fire	\$ 260.00	
b) Final Short Plat Approval – Combined Total		<u>\$ 750.00</u>
Planning	<u>\$ 550.00</u>	
Engineering	<u>\$ 200.00</u>	
c) Boundary Line Adjustment – Combined Total		<u>\$ 773.00</u>
Planning	\$ 550.00	
Engineering	\$ 125.00	
Building/Fire	\$ 98.00	
<b>12) Binding Site Plans</b>		
a) Binding Site Plans – Combined Total		<u>\$ 3,473.00</u>
Planning	<del>\$ 1,650.00</del> <u>\$ 1,800.00</u>	
Engineering	\$ 1,575.00	
Building/Fire	\$ 98.00	
b) Amendment/Modification/Vacation – Combined Total		<u>\$ 765.00</u>
Planning	<del>\$ 550.00</del> <u>\$ 700.00</u>	
Building/Fire	\$ 65.00	
<b>13) Shoreline Management Permits</b>		
a) Substantial Development (based upon actual costs or fair market value, whichever is higher)		

< \$10,000	\$ 1,100.00	\$ 1,325.00
> \$10,000 < \$100,000	\$ 2,175.00	\$ 2,400.00
> \$100,000 < \$500,000	\$ 3,250.00	\$ 3,475.00
> \$500,000 < \$1,000,000	\$ 5,425.00	\$ 5,650.00
> \$1,000,000	\$ 8,150.00	\$ 8,375.00
b) Variance	\$ 3,250.00	\$ 3,475.00
c) Conditional Use	\$ 3,250.00	\$ 3,475.00
d) Revision	\$ 1,100.00	\$ 1,325.00
e) Request for Exemption	\$ 550.00	\$ 575.00

**14) Communications Facilities Application Review**

a) General Application Review – Combined Total	\$ 840.00	
Planning	<del>\$ 550.00</del>	\$ 775.00
Building/Fire	\$ 65.00	
b) Special Exception	\$ 550.00	
c) Conditional Use	<del>\$ 3,250.00</del>	\$ 3,475.00

**15) Wetlands/Critical Areas Analysis**

a) City staff review:	
Steep Slopes/Erosion Hazard/Landslide Hazard	\$ 550.00
Critical Habitat/Streams	\$ 550.00
Aquifer Recharge Hydrogeologic Report	\$ 550.00
Critical Areas Preliminary Site Investigation	\$ 550.00
Critical Areas Report/Mitigation Review	\$ 550.00
Reasonable Use Permit	\$ 1,625.00
Variance	\$ 1,625.00
Flood Plain Development Permit	\$ 550.00
b) Third Party review:	
Critical areas analysis report	Actual Cost
Critical areas mitigation/monitoring report	Actual Cost

**16) Design Review**

a) Administrative Approval/DRB Recommendation/Exceptions:	
Nonresidential and Multifamily	
Up to 10,000 sq. ft. gross floor area (GFA)	\$ <del>80.00</del> <u>90.00</u> /each 1,000 sq. ft.
10,001-20,000 sq. ft. GFA	\$ <del>140.00</del> <u>115.00</u> /each 1,000 sq. ft.
>20,000 sq. ft. GFA	\$ <del>140.00</del> <u>143.00</u> /each 1,000 sq. ft.
Subdivision	\$ <del>550.00</del> <u>\$ 650.00</u>
Site plans <del>without GFA</del> <u>with no buildings/GFA</u>	\$ <del>550.00</del> <u>\$ 650.00</u>
Single-family/duplex dwelling	\$ 150.00
b) Administrative Review of Alternative Designs:	
Single-family/duplex dwelling	\$ <del>275.00</del> <u>425.00</u> for first 2 alternatives requested + \$140.00 for each additional.
Tenant Improvement	\$ <del>550.00</del> <u>700.00</u> for first 2 alternatives requested + \$275.00 for each additional.
c) Amendments to <u>existing or approved plans/buildings</u> :	
(Fees below are cumulative based on the type of revisions)	

Minor Adjustment to Hearing Examiner Decisions	\$ <del>550.00</del> 700.00
All other amendments to approved plans	50% of fees required by 16a above
Revisions to parking, landscaping, site amenities, subdivision	\$ 350.00
Revisions to existing or approved building	25% of fees required by 16a above based on the GFA of the building being revised with a minimum of \$350.00 for each building revised
<u>Revisions to single-family/duplex dwelling</u>	<u>\$ 75.00</u>

**17) Sign Permits**

a) All signs less than 25 sq. ft.	\$ 45.00
b) Change of Sign, all sizes	\$ 45.00
c) Request for Variance	\$ 550.00
d) Projecting	\$ 75.00
e) Wall Sign, non-illuminated:	
25-50 sq. ft.	\$ 75.00
51-99 sq. ft.	\$ 100.00
>100 sq. ft.	\$ 120.00
f) Wall Sign, illuminated:	
25-50 sq. ft.	\$ 90.00
51-99 sq. ft.	\$ 110.00
>100 sq. ft.	\$ 130.00
g) Ground Sign, non-illuminated:	
25-50 sq. ft.	\$ 110.00
51-100 sq. ft.	\$ 130.00
h) Ground Sign, illuminated:	
25-50 sq. ft.	\$ 130.00
51-100 sq. ft.	\$ 155.00
i) Master Sign Plan Review (per Building)	
1 - 5 Tenants	\$ 110.00
6 - 12 Tenants	\$ 165.00
13+ Tenants	\$ 220.00

**18) Development Agreements**

a) Development Agreements – <u>Combined Total</u>	\$ 1,800.00+ City Attorney fees
Planning	<del>\$ 1,100.00</del> \$ 1,300.00+ City Attorney fees
Engineering	\$ 500.00
b) Development Agreements which include deviations from development standards other than extending the approval duration or phasing of projects	
<u>Combined Total</u>	<u>\$ 6,830.00+ City Attorney fees</u>
Planning	<del>\$ 5,000.00</del> \$ 5,200.00+ City Attorney fees
Engineering	\$ 1,500.00
Building/Fire	\$ 130.00

**19) Special Use Permit**

	\$ 120.00
Planning	\$ 55.00
Building/Fire	\$ 65.00

**20) Temporary Use Permit**

	\$ 120.00
Planning	\$ 55.00

Building/Fire \$ 65.00

- 21) Land Clearing Permit \$ 275.00
- 22) Nonconforming Use and Structure Review
- a) Nonconforming use review ~~\$ 550.00~~ \$ 700.00
  - b) Changes from one nonconforming use to another ~~\$ 1,100.00~~ \$ 1,325.00
  - c) Nonconforming structure review ~~\$ 550.00~~ \$ 700.00
- 23) Historic Preservation
- a) Local Register Nomination/Removal \$ 110.00
  - b) Certificate of Appropriateness/Waiver \$ 110.00
  - c) Special Property Tax Valuation \$ 110.00
- 24) Appeals/Reconsideration
- a) To the Hearing Examiner:
    - Reconsideration \$ 165.00
    - Administrative Variance \$ 275.00
    - Administrative Decision \$ 275.00
- Note: Appellants who substantially prevail on appeal as determined by the planning director will be refunded the above appeal fee and will not be billed hearing examiner fees. Appellants who do not prevail on appeal will be billed for the hearing examiner costs.
- b) To the Building Code Advisory Board: \$ 550.00

**B. ENVIRONMENTAL REVIEW (SEPA)**

- 1) Checklist ~~\$ 325.00~~ \$ 425.00
- 2) Environmental Impact Statement
- a) Prepared by Staff Actual Cost
  - b) Prepared by Consultant Actual Cost
- 3) Appeals of Decisions
- a) Administrator's Final Determination (DNS or EIS) \$ 275.00
- Note: Appellants who substantially prevail on appeal as determined by the planning director will be refunded the above appeal fee and will not be billed hearing examiner fees. Appellants who do not prevail on appeal will be billed for the hearing examiner costs.

**C. ANNEXATION PETITION**

- 1) Notice of Intent to Commence Annexation \$ 500.00
- 2) Annexation Petition (once accepted by Council)
- a) Less than 10 acres ~~\$ 600.00~~ \$ 1,295.00
  - b) 10 - 50 acres ~~\$ 1,500.00~~ \$ 2,195.00
  - c) 50 - 100 acres ~~\$ 2,500.00~~ \$ 3,195.00
  - d) 100 + acres ~~\$ 4,500.00~~ \$ 5,195.00
- ~~Annexation Review — Building/Fire \$ 195.00~~
- ~~Annexation Review — Public Works \$ 500.00~~
- \*Above fees include \$195.00 for Building/Fire and \$500 for Public Works review
- 3) Enumeration actual cost with deposit

**D. REQUESTS FOR INFORMATION**



- 1) Land-use information, verbal No Charge
- 2) Land-use information, written response requested related to active permit No Charge

<b>E. <u>STAFF PREAPPLICATION REVIEW</u></b>	<b><u>\$ 585.00</u></b>
(includes a written summary of the meeting)	
Planning	\$ 325.00
Building/Fire	\$ 130.00
Public Works	\$ 130.00

**F. INVOICED FEES AND DEPOSITS:**

- 1) **Additional Submittal Review Fees:** The costs above in section A include the review of the initial application and two revisions (three submittals total) plus the preparation of staff reports and administrative decisions. If a project requires staff review of more than three submittals, the applicant will be charged a rate of \$100.00 per hour (minimum of eight hours) for the time the project planner spends reviewing each submittal thereafter. The applicant shall pay \$800.00 prior to staff commencing review of each additional submittal.
- ~~2) **Advertising Fees:** For those applications which require a public notice to be published in a newspaper of general circulation, the applicant shall bear the costs of all advertising.~~
- 2) **Recording Fees:** For those applications which require recording of the final document, the applicant shall bear the costs of all recording.
- 3) **Hearing Examiner Fees:** For those applications which require a public hearing, the applicant shall bear all the costs of the hearing examiner for the public hearing. The applicant shall deposit \$1,000.00 at time of application to cover hearing examiner costs. Actual costs in excess of the deposit will be billed to the applicant. Actual costs below the deposit will be refunded. In the case of appeals, the appellant shall only pay hearing examiner cost if the appellant does not prevail.
- 4) **Attorney Fees:** For those applications for a development agreement, the applicant shall bear all the costs of the city attorney for review of the development agreement. The applicant shall deposit \$1,000.00 at time of application to cover attorney costs. Actual costs in excess of the deposit will be billed to the applicant. Actual costs below the deposit will be refunded.
- 5) **Critical Area Review Deposit:** For those applications which require third-party consultant review of critical area reports, delineations and mitigation, the applicant shall bear all the costs of the third-party consultant review. The applicant will be required to submit a deposit for the anticipated review prior to the consultant starting review of the project.
- 6) **Annexation Enumeration Deposit:** An applicant shall pay for the actual cost of annexation enumeration if approved. Prior to adoption of an ordinance annexing property, the applicant shall deposit an amount determined by the Planning Director, based on the size and expected population, to be used for enumeration by the city. Actual costs in excess of the deposit will be billed to the applicant. Actual costs below the deposit will be refunded. If the annexation petition is denied, the deposit will be refunded.

**G. COPY SERVICES/ADDRESS LABELS**

- 1) Zoning Map/Comprehensive Plan
  - Land Use Map (24" x 36") \$ 6.80
- 2) Zoning Code \$ 49.00

3)	Comprehensive Plan	\$ 35.00
4)	Shoreline Master Program	\$ 15.00
5)	Critical Areas Map (24"x 36")	\$ 6.80
6)	Visually Sensitive Area (24"x 36")	\$ 6.80
7)	Design Manual (GHMC 17.99)	\$ 22.00
8)	Full Size Bond Reproduction (By Outside Service)	Charge by outside service+\$ 5.00
9)	Full Size Bond Reproduction (In House)	\$ 6.80 each
10)	8-1/2" x 11" & 11" x 17" Copies	\$ 0.20 each
11)	8-1/2" x 11" & 11" x 17" Color Copies	\$ 0.30 each
12)	Address labels of property owners within 300 feet of project included in permit fees	

**H. FEE WAIVERS AND REQUIREMENTS**

Application fees may be reimbursed at the following rate (percent of total fee):

Request to withdraw application prior to any public notice issued	100%
Request to withdraw application after any public notice issued.	85%
Request to withdraw application after substantial review of project (1 <sup>st</sup> comprehensive review of project)	50%
Request to withdraw application after issuance of staff report or SEPA threshold determination	35%
Request to withdraw application following a public hearing or issuance of administrative decision	0%

Traffic report preparation fees, if addressed in a Hearing Examiner appeal, may be reimbursed to the extent directed by the Examiner in the Examiner's final decision.

**I. UTILITY EXTENSION REQUEST \$ 560.00**

**J. ENGINEERING FEES**

**Traffic Report Preparation**

Traffic Report Preparation Fees shall be charged as follows based on the number of PM Peak Hour Trips:

<u>Tier</u>	<u>PM Peak Hour Trips</u>	<u>Traffic Report Preparation Fee</u>
I	>2 up to 50	\$ 1,725
II	51 - 150	\$ 2,875
III	151 - 300	\$ 5,750
IV	301 - 750	\$ 8,625
V	>750	\$ 8,625 plus \$25 per trip over 750

**Engineering Permit Fees:**

Public Works Variance	\$ 1,330.00
Public Works Variance – Building/Fire Review	\$ 98.00
On-site Septic Exemption Review	\$ 250.00
Building Review-Single Family Residence (SFR)	\$ 98.00
Right of way (Residential)	\$ 110.00
Right of way (Commercial)	\$ 165.00
Right of way (Temporary)	\$ 30.00
Right of way / Vacation – Building/Fire	\$ 98.00
Water CRC (Non-SFR)	\$ 90.00
Sewer CRC (Non-SFR)	\$ 90.00
Transportation CRC (Non-SFR)	\$ 90.00
Comprehensive Plan Change (Utility Element)	\$ 1,330.00 (plus consultant fees)
Utility System Consistency Review	\$ 1,330.00 (plus consultant fees)
Banner installation/removal fee	\$ 100.00
(in addition to Right of way (Temporary) fee)	

**Engineering Plan Review Fees:**

Water: linear feet	\$ 165.00 for 1st 150 linear feet (lf) + \$0.30/lf
Sewer: linear feet	\$ 165.00 for 1st 150 linear feet (lf) + \$0.30/lf
Street or street w/curb, gutter and sidewalk	\$ 165.00 for 1st 150 linear feet (lf) + \$0.40/lf
Curb, gutter and sidewalk only	\$ 165.00 for 1st 150 linear feet (lf) + \$0.40/lf
Storm: Number of catch basins	\$ 120.00 for 1st + \$16.28 for each additional
Storm: Retention and detention facilities	\$ 165.00 for each facility
Lighting (per luminare)	\$ 135.00 plus \$10.85 per luminare
Signals	\$ 555.00 per intersection
Right-of-way access	\$ 45.00 for each Access
Civil Permit Review – Building/Fire	\$ 325.00

**Additional Resubmittal Review Fees:** The fees above for Engineering Plan Review include the initial review of the plans and two revisions (three submittals total). If a project requires staff review of more than three submittals, the applicant will be charged a rate of \$100.00 per hour (minimum of four hours) for the time the staff reviewer spends reviewing each submittal thereafter, and the minimum fee is due prior to start of review of the fourth submittal. Fees above the minimum

resubmittal fee shall be billed to the applicant.

**Engineering Construction Inspection Fees:**

Water: linear feet	\$ 300.00 for 1st 150 linear feet (lf) + \$1.63/lf
Sewer: linear feet	\$ 300.00 for 1st 150 linear feet (lf) + \$1.63/lf
Sewer: residential step system	\$ 210.00 for each residence
Street	\$ 300.00 for 1st 150 linear feet (lf) + \$1.20/lf
Curb, gutter and sidewalk only	\$ 300.00 for 1st 150 linear feet (lf) + \$1.20/lf
Storm	\$ 145.00 per retention area + \$0.60/lf pipe
Lighting (per luminaire)	\$ 145.00 + \$16.48 per luminaire
Signals	\$ 1,140.00 per intersection
Right-of-Way Access - Overhead	\$ 320.00 for 1st 150 linear feet (lf) + \$0.08/lf
Right-of-Way Access – Underground	\$ 320.00 for 1st 150 linear feet (lf) + \$0.17/lf
Grease interceptor permit	\$ 500.00

**K. BUILDING PERMIT FEES**

**Table 1-1  
Building Permit Fees**

<b>Total Valuation</b>	<b>Fee</b>
\$1.00 to \$500.00	\$33.08
\$501.00 to \$2,000.00	\$33.08 for the first \$500.00 plus \$4.88 for each additional \$100.00 or fraction thereof to and including \$2,000.00
\$2,001 to \$25,000	\$95.45 for the first \$2,000.00 plus \$20.07 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$534.72 for the first \$25,000.00 plus \$14.09 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$879.65 for the first \$50,000.00 plus \$10.85 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,357.99 for the first \$100,000.00 plus \$8.68 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$4,419.94 for the first \$500,000.00 plus \$7.05 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$7,665.22 for the first \$1,000,000.00 plus \$4.87 for each additional \$1,000.00 or fraction thereof
Demolition Permit	\$118.22
<b>Building Permit Plan Review Fees</b>	
Building permit plan review fees	The fee for review of building plans will equal 65% of the permit fee in addition to the permit fee.
<b>Base Plan Fees</b>	
Base Plan Application Filing Fee.	\$ \$54.23
New Base Plan Review Fee.	150% of plan review fee calculated under T. 1-1 for new construction.
Establish base plan from plan previously approved by the City.	100% of plan review fee calculated under T 1-1 for new construction.
Subsequent plan review fee for use of established base plan.	70% of the plan review fee calculated under T 1-1 for new construction.

<b>Grading Plan Review Fees</b>	
100 Cu. Yds. or less	\$ 32.97
101 to 1000 Cu Yds.	\$ 50.98
1,001 to 10,000 Cu. Yds.	\$ 68.32
10,001 to 100,000 Cu. Yds.	\$68.32 for the first 10,000 plus \$34.16 each additional 10,000 or fraction thereof.
100,001 to 200,000 Cu. Yds.	\$368.78 for the first 100K plus \$18.97 for each additional 10,000 or fraction thereof.
200,001 Cu. Yds. or more	\$549.92 for the first 200,000 plus \$10.85 for each additional 10,000 or fraction thereof.
<b>Grading Permit Fees</b>	
100 Cu. Yds. or less	\$50.98
101 to 1000 Cu. Yds.	\$50.98 for the first 100 Cu. Yds. plus \$24.95 for each additional 100 Cu. Yds or fraction thereof.
1,001 to 10,000 Cu. Yds.	\$266.28 for the first 1,000 Cu. Yds. plus \$20.07 for each additional 1,000 Cu. Yds. or fraction thereof.
10,001 to 100,000 Cu. Yds.	\$444.16 for the first 10,000 Cu. Yds. plus \$91.11 for each additional 10,000 Cu. Yds. or fraction thereof.
100,001 Cu. Yds or more	\$1,257.10 for the first 100,000 Cu. Yds. plus \$50.98 for each additional 10,000 Cu. Yds. or fraction thereof.

**Table 1-2  
Square Foot Construction Costs<sup>a,b,c</sup>**

Group (2006 IBC/IRC)		Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	189.23	183.14	178.89	171.53	159.52	158.67	166.11	147.80	142.49
	Theaters, without stage	174.54	168.46	164.20	156.86	144.83	144.00	151.44	133.11	127.80
A2	Assembly, nightclubs	142.74	138.74	135.26	130.18	121.78	120.30	125.43	110.92	107.25
	Restaurants, bars, banq. halls	141.59	137.59	132.97	129.05	119.50	119.15	124.29	108.64	106.11
A-3	Assembly, churches	175.26	169.18	164.91	157.56	145.52	144.68	152.16	133.81	128.50
	General, comm.. halls, libraries museums	145.11	139.03	133.62	127.41	114.22	115.36	122.01	102.51	98.33
A-4	Assembly, arenas	141.59	137.59	132.50	129.05	119.50	119.15	124.29	108.64	106.11
B	Business	145.76	140.48	136.01	129.64	116.00	115.37	124.70	103.60	99.69
E	Educational	153.06	147.89	143.66	137.30	126.65	123.66	132.76	113.16	108.93
F-1	Factory/Industrial, mod. Hazard	88.39	84.34	79.30	76.89	66.44	67.58	73.76	56.66	53.83
F-2	Factory/Industrial, low hazard	87.26	83.19	79.30	75.76	66.44	66.44	72.62	56.66	52.69
H-1	High hazard, explosives	83.02	78.96	75.06	71.53	62.38	62.38	68.05	52.61	N.P.
H-2-4	High hazard	83.02	78.96	75.06	71.53	62.38	62.03	68.39	52.61	48.63
H-5	HPM	145.76	140.48	136.01	129.64	116.00	115.37	124.70	103.60	99.69
I-1	Institutional, supervised	143.92	138.99	135.25	129.76	119.05	139.99	125.83	109.42	105.08
I-2	Institutional, incapacitated	242.62	237.35	232.88	226.52	212.47	N.P.	221.57	200.06	N.P.
I-3	Institutional, restrained	165.57	160.29	155.83	149.47	137.22	135.44	144.51	124.81	118.62
I-4	Institutional, day care	143.92	138.99	135.25	129.76	119.05	118.99	125.83	109.42	105.08

M	Mercantile	106.37	102.36	97.73	93.80	84.82	84.47	89.04	73.95	71.43
R-1	Residential, hotels	145.37	140.43	136.69	131.21	120.56	120.50	127.33	110.92	106.61
R-2	Residential, multi-family	145.36	139.42	134.95	128.36	115.80	115.71	123.92	104.23	99.04
R-3	Residential, 1/2 family	138.06	134.24	130.94	127.33	121.30	121.01	125.20	115.49	107.21
R-4	Residential, care/asst. living	143.92	138.99	135.25	129.76	119.05	118.99	125.83	109.42	105.08
S-1	Storage, moderate hazard	81.88	77.82	72.78	70.38	60.10	61.24	67.25	50.33	47.49
S-2	Storage, low hazard	80.73	76.68	72.78	69.25	60.10	60.10	66.11	50.33	46.35
U	Utility, miscellaneous	62.53	59.12	55.61	52.83	45.82	45.82	49.86	37.67	35.87

- a. Private garages use utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. N.P. = not permitted

**Table 1-3  
Plumbing Permit Fees**

**Permit Issuance**

- 1. For issuing each permit \$27.12
- 2. For issuing each supplemental permit \$14.10

**Unit Fee Schedule (in addition to items 1 and 2 above)**

- 1. For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection therefor) \$ 9.77
- 2. For each building sewer and each trailer park sewer \$20.07
- 3. Rainwater Systems - per drain (inside building) \$ 9.77
- 4. For each cesspool (where permitted) \$34.16
- 5. For each private sewage disposal system \$54.23
- 6. For each water heater and/or vent \$ 9.77
- 7. For each gas-piping system of one to five outlets \$ 7.06
- 8. For each additional gas-piping system outlet (per outlet) \$ 2.71
- 9. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps \$20.61
- 10. For each installation, alteration, or repair of water piping and/or water treating equipment, each \$ 9.77
- 11. For each repair or alteration of drainage or vent piping, each fixture \$ 9.77
- 12. For each lawn sprinkler system on any one meter



including backflow protection devices therefore	\$ 9.77
13. For atmospheric-type vacuum breakers not included in item 12:	
1 to 5	\$ 7.06
over 5, each	\$ 1.58
14. For each backflow protective device other than atmospheric-type vacuum breakers:	
2 inch (51 mm) diameter and smaller	\$ 9.77
over 2 inch (51 mm) diameter	\$20.07
15. For each gray water system	\$54.23
16. For initial installation and testing for a reclaimed water system (excluding initial test)	\$41.21
17. For each annual cross-connection testing of a reclaimed water system (excluding initial test)	\$41.21
18. For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas	\$68.33
19. For each additional medical gas inlet(s)/outlet(s)	\$ 7.06

**Plan Review Fee**

A plan review fee equal to 65% of the permit fee shall be charged in addition to the permit fee for all plumbing permits. **Exception:** No plan review fee will be charged for plumbing permits related to residential construction regulated under the International Residential Code.

**Table 1-4  
Mechanical and Fuel Gas Permit Fees**

**Permit Issuance**

1. For issuing each permit \$ 33.08

**Unit Fee Schedule (in addition to issuance fee above)**

2. HVAC units up to and including 100,000 Btu	\$ 21.15
3. HVAC units over 100,000 Btu	\$ 26.03
4. Each appliance vent or diffuser without appliance	\$ 10.85
5. Repair of each appliance & refrigeration unit	\$ 18.98
6. Each boiler / compressor 100,000 Btu or 3 hp	\$ 21.15
Each over 100K to 500K Btu or over 3 hp to 15 hp	\$ 37.96
Each over 500K to 1,000K Btu or over 15 hp to 30 hp	\$ 52.06
Each over 1,000K to 1,750K Btu or over 30 hp to 50 hp	\$ 76.47
Each over 1,750K or over 50 hp	\$127.45
7. Each air handler up to 10,000 cfm	\$ 15.74
8. Each air handler over 10,000 cfm	\$ 26.03
9. Each VAV box	\$ 15.74
10. Each evaporative cooler other than portable type	\$ 15.74
11. Each ventilation fan connected to a single duct	\$ 10.85
12. Each ventilation system not part of a system under permit	\$ 15.18
13. Each hood served by mech. exhaust system including the ductwork	\$ 15.18
14. Each piece of equipment regulated by the mechanical code but not listed in this table (fireplace inserts)	\$ 15.18
15. Each fuel gas piping system of one to five outlets	\$ 7.05
16. Each additional fuel gas outlet	\$ 2.71

**Plan Review Fee**

A plan review fee equal to 65% of the permit fee shall be charged in addition to the permit fee for all mechanical permits. **Exception:** No plan review fee will be charged for mechanical permits related to residential construction regulated under the International Residential Code.

**Table 1-5  
Fire System Permit Fees**

<b>Type of Fire Protection System</b>	<b>Fees (includes plan review, testing, and inspection)</b>
<b>Fire Alarm Systems</b>	
New Com./Multi. Fam. (first 4 zones)	\$471.28 plus \$1.58 per device
Additional zones	\$ 59.12 ea. plus \$1.58 per device
Tenant Improvement	\$353.59 plus \$1.58 per device
Additional Zones	\$ 59.12 plus \$1.58 per device
Residential (1-2 fam. dwellings)	\$189.27 plus \$1.58 per device
Sprinkler supervision/notification only	\$200.66 plus \$1.58 per device
System upgrade	One half the above listed fees for new work.
<b>Fire Sprinkler Systems</b>	
NFPA 13, 13 R Systems	
1. Each new riser up to 99 heads	\$206.08 +3.15head
2. Each wet riser over 99 heads	\$577.04
3. Each dry riser over 99 heads	\$717.50
4. Each new deluge or pre-action system	\$717.50
5. Each new combination system	\$930.63
6. Sprinkler underground	\$148.60
7. Revision to existing system	\$ 65.08 +2.36/ head
8. High piled stock or rack system	
Add to riser fee	\$370.95
NFPA 13D systems	
1. Per dwelling unit fee	\$297.19
<b>Standpipe Systems</b>	
1. Each new Class 1 system	
Dry system	\$285.26
Wet system	\$408.91
2. Each new Class 2 system	\$494.60
3. Each new Class 3 system	\$494.60
<b>Fire Pumps</b>	\$897.54
<b>Type I Hood Suppression Systems</b>	
1. Pre-engineered	\$233.19
2. Custom engineered	\$408.91
<b>Fixed Pipe Fire Suppression</b>	
1. Pre-engineered	\$247.30
2. Custom engineered	\$568.89

**Table 1-6  
Additional Services**

1.	Inspections outside of normal business hours	\$ 65.08 per hour <sup>1</sup>
2.	Reinspection fee Reinspection fees double accumulatively when work requiring reinspection is not corrected prior to request for reinspection. (2 <sup>nd</sup> reinspection = \$130.16; 3 <sup>rd</sup> reinspection = \$260.32 etc.)	\$ 65.08 per hour
3.	Expired permit renewal within 1 year of expiration	One-half (50%) of the original permit fee.
4.	Inspections for which no fee is specifically indicated	\$ 65.08 per hour
5.	Fire Code Operational Permit Inspection	\$ 65.08 per hour
6.	Additional plan review required by changes, additions or revisions to approved plans (per hour - minimum charge one-half hour)	\$ 65.08 per hour
7.	Temporary Certificate of Occupancy	\$235.91
8.	Certificate of Occupancy for change in use	\$ 65.08
9.	Adult Family Home licensing inspection	\$ 65.08
10.	Investigation fee for work without a permit	100% of the permit fee in addition to the permit fee.
11.	Expedited plan review by third party contract	Actual Cost but not less than 65% of the permit fee.
12.	Incident management and investigation	\$ 65.08 per hour <sup>1</sup>
13.	Fire flow test	\$130.00
14.	Appeal of directors decision to BCAB	\$130.00

<sup>1</sup> A two hour minimum fee will be charged for all additional services involving employee overtime.

**Table 1-7  
Fire Code Operational and Construction Permit Fees**

<b>Operation</b>	<b>Fee</b>
Aerosol Products	\$ 65.08
Amusement Buildings	\$ 65.08
Aviation Facilities	\$129.61
Carnivals and fairs	\$ 65.08
Battery systems	\$129.61
Cellulose nitrate film	\$ 65.08
Combustible dust producing operations	\$ 65.08
Combustible fibers	\$ 65.08
<b>Exception: Permit not required for agricultural storage</b>	
Compressed gases	\$ 65.08
Exception: Vehicles using CG as a fuel for propulsion See IFC T. 105.6.9 for permit amounts	
Covered mall buildings - Required for: placement of retail fixtures and displays, concession equipment, displays of highly combustible goods and similar items in the mall; display of liquid or gas fired equipment in the mall; use of open flame or flame producing equipment in the mall.	\$ 65.08
Cryogenic fluids	\$ 65.08
Exception: Vehicles using cryogenic fluids as a fuel for propulsion or for refrigerating the lading. See IFC T. 105.6.11 for permit amounts	
Dry cleaning plants	\$ 65.08
Exhibits and trade shows	\$ 65.08
Explosives	\$129.61
Fire hydrants and valves	\$ 65.08
Exception: Authorized employees of the water company or fire department.	
Flammable and combustible liquids	\$129.61
In accordance with IFC 105.6.17	
Floor finishing	\$ 65.08
In excess of 350 sq. ft. using Class I or Class II liquids	
Fruit and crop ripening	\$ 65.08
Using ethylene gas	
Fumigation and thermal insecticidal fogging	\$ 65.08
Hazardous materials	\$ 65.08
See IFC T. 105.6.21 for permit amounts	
HPM facilities	\$129.61
High piled storage	\$129.61
In excess of 500 sq. ft.	
Hot work operations	\$ 65.08
In accordance with IFC 105.6.24	

Industrial ovens	\$ 65.08
Lumber yards and woodworking plants	\$ 65.08
Liquid or gas fueled vehicles or equipment In assembly buildings	\$ 65.08

**Table 1-7  
Fire Code Operational and Construction Permit Fees - cont.**

LP Gas	\$129.61
Exception: 500 gal or less water capacity container serving group R-3 dwelling	
Magnesium working	\$ 65.08
Miscellaneous combustible storage	\$ 65.08
In accordance with IFC 105.6.30	
Open burning	\$ 65.08
Exception: Recreational fires	
Open flames and torches	\$ 65.08
Open flames and candles	\$ 65.08
Organic coatings	\$ 65.08
Places of assembly	\$ 65.08
Private fire hydrants	\$ 65.08
Pyrotechnic special effects material	\$ 65.08
Pyroxylin plastics	\$ 65.08
Refrigeration equipment	\$ 65.08
Regulated under IFC Ch. 6	
Repair garages and motor fuel dispensing facilities	\$ 65.08
Rooftop heliports	\$125.48
Spraying or dipping	\$ 65.08
Using materials regulated under IFC Ch. 15	
Storage of scrap tires and tire byproducts	\$ 65.08
Temporary membrane structures, tents and canopies	\$ 65.08
Except as provided in IFC 105.6.44	
Tire re-building plants	\$ 65.08
Waste handling	\$ 65.08
Wood products	\$ 65.08
 <b>Required Construction Permits</b>	
Automatic fire extinguishing systems	Ref. Table 1-5
Compressed gases except as provided under IFC 105.7.2	Ref. Table 1-3
Fire alarm and detection systems and related equipment	Ref. Table 1-5
Fire pumps and related equipment	Ref. Table 1-5
Flammable and combustible liquids - in accordance with IFC 105.7.5	\$129.61
Hazardous materials	\$129.61
Industrial ovens regulated under IFC Ch. 21	\$129.61
LP Gas - installation or modification of LP gas system	Ref. Table 1-4
Private fire hydrants - installation or modification of private fire hydrants	Ref. Table 1-5
Spraying or dipping - installation or modification of a spray room, dip tank, or booth	\$129.61
Standpipe system	Ref. Table 1-4
Temporary membrane structures tents and canopies Except as provided under IFC 105.7.12	Included in Op. Permit Fee