

RESOLUTION NO. 1184

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON, AMENDING THE FEE SCHEDULE FOR THE CITY'S PLANNING, PUBLIC WORKS, BUILDING AND OTHER FEE STRUCTURES, INCLUDING A SAVINGS CLAUSE, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, ECDC 15.00.020 provides for the establishment and amendment of certain fees charged by the City by resolution; and,

WHEREAS, many, if not all fees established by the City have been subsidized by the City's general revenue fund, and

WHEREAS, the City Council has previously established and affirms as its goal that permit fees shall cover the costs of processing fees and such permit applications,

WHEREAS, the City Council does, however, desire that parties utilizing the City's administrative appeals procedures bear at least some of the City's incurred expenses in processing and hearing such appeals; and

WHEREAS, the City Council finds that administrative appellants should assume approximately 25 percent of the City's actual costs in processing appeals from notices of civil violation; and

WHEREAS, the City Council finds that, except as provided herein, administrative appellants should assume approximately 10 percent of the City's actual costs in processing appeals from interpretations of the City's Building Official, appeals to the City's Hearing Examiner, and appeals to the City Council; now, therefore,

THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON,
HEREBY RESOLVES AS FOLLOWS:

Section 1. The fees established pursuant to the attached Exhibit A shall be effective on and after January 1, 2009. The fees and charges set forth on the attached Exhibit A are hereby incorporated by reference as fully as if herein set forth and represent administrative fees adopted pursuant to the authority of ECDC 15.00.020.

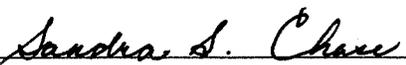
Section 2. If any section, sentence, clause, or phrase of this resolution or any regulation adopted or amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution or any regulation adopted or amended hereby. Provided, however, that if any tax rate, fee level or structure thereof established by this resolution is declared invalid or illegal, or is otherwise struck down, the tax rate, fee level or structure thereof in effect prior to the effective date of this resolution shall be restored, revived, and brought to full force and effect.

RESOLVED this 18th day of November, 2008.

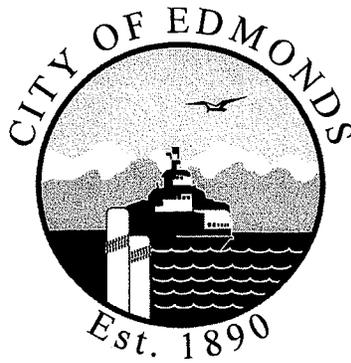
APPROVED:


MAYOR, GARY HAAKENSON

ATTEST/AUTHENTICATED:


CITY CLERK, SANDRA S. CHASE

FILED WITH THE CITY CLERK: 11/14/2008
PASSED BY THE CITY COUNCIL: 11/18/2008
RESOLUTION NO. 1184



Permit Fee Sheet

NOTE: Multiple Permit Fees may apply to a particular project

Permit Type	Fee
Accessory Structure (Greenhouse/Shed)	City of Edmonds Fee Table 1
Accessory Dwelling Unit Compliance	\$395
Adult Family Home Compliance	\$430
Alley Disruption/Closure Fee	\$160 plus closure area charge
Appeal - no transcript required (Includes Staff decision)	\$365
Appeal – transcript required (Includes Staff decision)	\$330 plus actual cost of transcript
Appeal of Building Official Interpretation	\$330
Appeal of Notice of Civil Violation	\$705
Applications remanded to new hearing due to improper public notice by the applicant	\$45 plus actual cost of new publication and/or mailing of new notices
Base Building Permit Processing Fee	\$100
Building Inspection	\$60 Per Inspection
Cell Communications/Cellular Facilities	City of Edmonds Fee Table 1
Change of Use (No Remodeling)	\$410
Changes to Approved Plans (Bldg/Eng/Plan/PW/Fire)	\$60 Per Hour, per Division
City Surcharge Fee	\$15 Per Permit
Code Interpretation by Building Official, Planning Manager, City Engineer, Fire Dept., Public Works Dept.	\$210 plus actual cost of City Attorney
Commercial New Construction	City of Edmonds Fee Table 1
Compliance Permit	\$135
Comprehensive Plan Amendment	\$2,175
Conditional Use Permits/ Administrative Review	\$570
Conditional Use Permits/ Hearing Examiner Review	\$1,350
Copies	8.5 x 11 - \$0.15/first 5 copies free Plan Size \$5 Per Page
Covenant Recording	\$20 base, plus Snohomish County recording fee
Critical Areas Checklist Review & Determination	\$155 plus peer review when applicable
Critical Areas Steep Slope Exemption	\$775 plus peer review when applicable
Critical Areas Study Administration (no peer review)	\$630

Critical Areas Variance and/or Reasonable Use Exception	\$1,325 plus peer review when applicable
Deck, Stair, Ramp	City of Edmonds Fee Table 1
Demolition	\$235 Primary \$60 Secondary
Dock/Marina/Floats	\$190 plus City of Edmonds Fee Table 1
Design Review	
G1 General Design Review - Administrative Approvals	\$400
G2 General Design Review - Major Project (SEPA required)	\$2,530
G3 General Design Review - Minor Project (SEPA exempt)	\$465
S1 General or District-Based Design Review - Signs	\$115
D1 District-Based Design Review – Projects that do not increase the footprint or height of a building and that require Administrative design approval	\$115
D2 District-Based Design Review – Projects requiring SEPA that require Administrative design approval	\$570
D3 District-Based Design Review – All other projects requiring Administrative design approval (i.e. Admin approvals not encompassed by S1, D1 or D2)	\$265
D4 District-Based Design Review – Projects requiring SEPA that require ADB design approval	\$2,530
Development Project Peer Review	\$125 plus consultant review
ECDC Amendment	\$2,470
Encroachment Permit	\$335 plus recording fees
Engineering Inspection Fee	\$60 Per Inspection
Engineering Inspection Fee – Civil Site Improvements (subdivisions & new commercial/multifamily)	2.2% of Bond Amount
Engineering Review- Formal Plat	\$1,520
Engineering Review- Short Subdivision	\$1000
Fire Alarm (Alteration)	\$75 plus City of Edmonds Fee Table 1
Fire Alarm (New)	\$200
Fire Connection Charge	\$345
Fire Damage	City of Edmonds Fee Table 1
Fire Inspection Fee	\$60 Per Inspection
Fire Permit	\$40
Fire Plan Review Fee	\$60 Per Hour
Fire Sprinkler (Alteration)	\$100 plus City of Edmonds Fee Table 1
Fire Sprinkler (New)	\$200 plus City of Edmonds Fee Table 1
Fire Suppression	\$240
Garage/Carport	City of Edmonds Fee Table 1
Grading/Fill/Shoring	City of Edmonds Fee Table 2 plus peer review when applicable
Grease Interceptor	\$350
Grease Trap	\$150

Hot Tub/Spa (Commercial)	City of Edmonds Fee Table 1
Hot Tub/Spa (Single-Family)	\$100
Housing for the Elderly	\$1,400
Hydronic Heating	\$100 Per Unit
Landscape Inspection Fee	\$75 or 1% of landscape bid, whichever is greater
Latecomers Agreements	\$60 per hour, per division, plus attorney fees
LID Sewer Fees (Outside of LID map)	Fee established by ordinance \$300 Minimum
Lot Line Adjustment	\$405
Manufactured Coach-Commercial (Federal HUD Label)	\$280
Manufactured Home Installation (Federal HUD Label)	\$280
ESLHA Administrative Processing Fee	\$2,385
ESLHA Consultant Review	Full cost of peer review
ESLHA Packets	\$30
Mechanical Permit	\$30 Base Fee plus City of Edmonds Fee Table 4
Parking Lot	\$180 plus City of Edmonds Fee Table 1
Parking-Joint Use Parking Agreement	\$265
Parking Disruption/Closure Fee	\$160 plus closure charge
Plumbing Permit	\$30 plus City of Edmonds Fee Table 3
PRD - Final Review	\$970
PRD - Preliminary Review	\$6,620
PRD Amendment to an approved PRD	\$2,280
Pre-Application Meeting	\$655 (50% applied toward future plan check)
Re-inspection Fee (Building/Planning/Engineering/Fire)	\$60 Per Inspection
Reconsideration/Request for Reconsideration	\$175
Relocation of Building	\$500 within City limits \$500 plus \$60/hour outside City limits
Request for Zoning Confirmation, Compliance, Exemption or Status Letter	\$140
Re-roof (Commercial)	City of Edmonds Fee Table 1
Re-roof (Single-family)	\$65 no structural changes, City of Edmonds Fee Table 1 if structural
Residential - New Construction	City of Edmonds Fee Table 1
Residential - Addition/Remodel	City of Edmonds Fee Table 1
Re-Submittal Review fee after third plan review	\$170 per reviewing Division/Department
Rezone	\$2,050
Rezone – Contract	\$2,755
Right-of-Way Permit	\$185 plus Engineering Inspection Fees

Rockery/Retaining Wall	\$265 plus peer review when applicable
SEPA Environmental Checklist Review	\$485
SEPA Environmental Impact Statement	Full cost (including staff time)
Shoreline SDP	\$2,050
Shoreline SDP plus either a Shoreline Conditional Use Permit or Shoreline Variance	\$2,755
Side Sewer (Commercial & Multi-Family)	\$115 plus Connection Charge
Side Sewer (Single Family)	\$35 plus \$730 Connection Charge
Side Sewer Repair	\$90
Side Sewer-Special Conditions (grinder pump, etc.)	\$170
Sidewalk Disruption/Closure	\$160 plus closure charge
Sign Permit	\$125
Sign Posting Fee applies to any Hearing Examiner Review, Subdivisions, Short Plats, Rezones, and Major ADB projects	Full cost, per City Contract
Special Agreements for Private Utilities in City Right-of-Way	\$60 per hour plus attorney fees (new)
State Building Code Surcharge Fee	\$4.50
Storm Drainage (Engineering Review Fee for Single Family Residence)	\$60
Storm System Development Charge	\$428 per ESU
Street Cut/Restoration for Water Meter Installation	\$115 plus actual cost in excess of \$100 \$115
Street Map Amendment	\$2,460
Street Use Permit	\$85
Street Vacation	\$1,750 plus recording fees
Structural Review Fee	\$60/hr plus cost of outside consultant
Street Disruption Fee (explanation: fee charged for open cuts in streets within 5 years of the improvement of a street.)	5 times construction cost during first year after completion of street improvement. 4 times during the second year 3 times during the third year 2 times during the fourth year Equal to the cost during the fifth year Construction Cost Calculator: \$100 plus \$15 for each additional square yard beyond 2 sq. yards.
Subdivision Plat – Preliminary Approval	\$3,930
Subdivision Plat – Final Approval	\$1,080
Short Subdivision – Preliminary Approval	\$1,140
Short Subdivision – Final Approval	\$405
Subdivision/Minor Modification of an Approved Plan	\$845

Subdivision/Modification Request	\$845
Swimming Pool (Pre manufactured Above Ground)	\$60
Swimming Pool (In-Ground)	City of Edmonds Fee Table 1
Traffic Impact Analysis Review (review of traffic study)	\$60 per hour
Traffic Impact Fee – Per Rate Study	ECDC Chapter 18.82
Traffic Impact Fee – Independent Calculation	ECDC Chapter 18.82
Tenant Improvement	City of Edmonds Fee Table 1
Underground Tank less 10,000 gal (fill, remove, install)	\$60 Per tank
Underground Tank over 10,000 gal (fill, remove, install)	\$255 Per tank
Variance from Underground Wiring	\$460
Variance/Administrative Review	\$445
Variances/Hearing Examiner Review	\$1,340
Violation Compliance Fee	\$240, or up to five times Permit Fee (whichever is greater)
Waiver request as allowed per ECDC Title 18.	\$60 per hour, per division
Water Connection Charge	5/8" & 3/4" \$908 1" \$2,270 1.5" \$4,540 2" \$7,264 3" \$14,528 4" \$22,700 6" \$45,400 8" \$72,640
Water Meter Installation Charge	5/8" & 3/4" \$550 1" \$800 1.5" \$1,428 2" \$2,930 (>3" based on time & mat.)

CITY OF EDMONDS
BUILDING PERMIT FEE SCHEDULE – TABLE 1
Based on building construction valuation
Effective January 1, 2009

\$1-\$500	\$30
\$501 to \$2000	\$30 for the first \$500 plus \$3 for each additional \$100, or fraction thereof to and including \$2000
\$2001 to \$25,000	\$75 for the first \$2000 plus \$14 for each additional \$1,000 or fraction thereof to and including \$25,000
\$25,001 to \$50,000	\$400 for the first \$25,000 plus \$10 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001 to \$100,000	\$650 for the first \$50,000 plus \$7 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 to \$500,000	\$1000 for the first \$100,000 plus \$6 for each additional \$1,000 or fraction thereof to and including \$500,000
\$500,001 to \$1,000,000	\$3,400 for the first \$500,000 plus \$5 for each additional \$1,000 or fraction thereof to and including \$1,000,000
\$1,000,001 and up	\$5,900 for the first \$1,000,000 plus \$4 for each additional \$1000 or fraction thereof.

Other Fees:

1. Plan review fees in addition to building permit fees are assessed at a rate of 85% of the calculated building permit fee (includes Building, Planning and Engineering for commercial/multi-family reviews and Building/Planning for residential reviews).
2. Commercial Permits: All permits relating to other than residential permits as described below shall be calculated at the rate established in the amended Building Permit Fee Schedule based on 120% of above valuation chart. The determination of value or valuation shall be based on the Building Valuation Data, published in January of each year in the Building Safety Journal published by the International Code Council, on file with the City Building Official.
3. Residential Permits: Permits for the construction (including remodels and additions) of single-family residences, including accessory structures shall be calculated at the rate established in the amended Building Permit Fee Schedule based on the above valuation chart. The determination of value or valuation shall be based on the Building Valuation Data, published in January of each year in the Building Safety Journal published by the International Code Council, on file with the City Building Official.
4. Decks, stairs, ramps, covered porches with open exterior sides, and trellises are assessed at \$17 per square foot for valuation purposes.
5. Unheated sunrooms are assessed at \$25 per square foot for valuation purposes.
6. After the 3rd review is complete on a permit application, additional reviews are charged at \$170 per submittal per reviewing division/department.
7. Base building permit processing fee is \$100 per permit.
8. Additional plan review required by changes, additions or revisions to approved plans \$60 per hour (minimum charge one hour) per reviewing department/division.
9. Building Inspections outside of normal business hours \$60 per hour (minimum charge one hour).
10. Re-inspection fees and inspections for which no fee is specifically indicated, are charged at \$60 per hour (minimum charge one hour).
11. Development Project Peer Review: \$125 plus cost of consultant review fee charged for outside consultant peer review services when City staff lacks the expertise to review a specific project or aspect of a project.
12. City Surcharge fee is \$15 assessed for each development permit the City issues.
13. State Building Code Council surcharge fee \$4.50 per building permit, plus \$2.00 per each dwelling unit.
14. Pre-Application Meeting \$655, 50% applied toward future plan check fee for that specific project only.

* The above table is based on the 1997 Uniform Building Code Table 1-A amended.

CITY OF EDMONDS
GRADING PERMIT FEE SCHEDULE – TABLE 2
Effective January 1, 2009

GRADING PLAN REVIEW FEES

50 cubic yards (38.2 m ³) or less, when located in a designated critical area	\$ 30.00
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$ 60.00
101 to 1,000 cubic yards (77.2m ³ to 764.6 m ³)	\$120.00
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³)	\$240.00
10,001 to 100,000 cubic yards (7646.3 m ³ to 76 455 m ³) --\$240.00 for the first 10,000 cubic yards (7645.5 m ³), plus \$100.00 for each additional 10,000 yards (7645.5 m ³) or fraction thereof.	
100,001 to 200,000 cubic yards (76 456 m ³ to 152 911 m ³) --\$1140.00 for the first 100,000 cubic yards (76 455 m ³), plus \$100.00 for each additional 10,000 cubic yards (7645.5m ³) or fraction thereof.	
200,001 cubic yards (152 912 m ³) or more --\$2040.00 for the first 200,000 cubic yards (152911m ³), plus \$100.00 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
Other Fees:	
Additional plan review required by changes, additions or revisions to approved plans	\$60.00 per hour (minimum charge – one-hour)

GRADING PERMIT FEES

Base permit fee.....	\$30.00
50 cubic yards (38.2m ³) or less, when located in a designated critical area	\$60.00
51 to 100 cubic yards (40 m ³ to 76.5m ³)	\$60.00
101 to 1,000 cubic yards (77.2m ³ to 764.6 m ³) --\$120.00 for the first 100 cubic yards (76.5 m ³) plus \$20.00 for each additional 100 cubic yards (76.5 m ³) or a fraction thereof.	
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³)--\$300.00 for the first 1,000 cubic yards (764.6 m ³), plus \$40.00 for each additional 1,000 cubic yards (764.6 m ³) or fraction thereof.	
10,001 to 100,000 cubic yards (7646.3 m ³ to 76 455 m ³) --\$660.00 for the first 10,000 cubic yards (7645.4 m ³), plus \$60.00 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
100,001 cubic yards (76 456 m ³) or more --\$1200.00 for the first 100,000 cubic yards (76 455 m ³), plus \$90.00 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
Other Inspections and Fees:	
1. Inspections outside of normal business hours (minimum charge – one hour)	\$60.00 per hour
2. Re-inspection fees assessed under provisions of UBC Section 108.8	\$60.00 per hour
3. Inspections for which no fee is specifically indicated (minimum charge – one-hour).....	\$60.00 per hour

* The above tables are based on the 1997 Uniform Building Code Table A-33-A Amended.

CITY OF EDMONDS
PLUMBING PERMIT FEE SCHEDULE – TABLE 3
Effective January 1, 2009

Base Permit Fee for Processing

1. For the issuance of each plumbing permit \$40.00

Unit Fee Schedule (NOTE: Base permit issuing fee not included)

1. For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage drainage piping and backflow protection) \$10.00
2. For each building sewer and each trailer park sewer (does not include trunk or LID charges) ... \$60.00
3. Rainwater systems – per drain (inside building) \$30.00
4. For each cesspool (where permitted) \$50.00
5. For each private sewage disposal system..... \$60.00
6. For each water heater and/or vent and each expansion tank..... \$10.00
7. For each gas-piping system of one to five outlets..... \$20.00
8. For each additional gas piping system outlet, per outlet..... \$ 2.00
9. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease inceptors functioning as fixture traps..... \$30.00
10. For each installation, alteration or repair of water piping and/or water treating equipment, each \$30.00
11. For each repair or alteration of drainage or vent piping, each fixture \$10.00
12. For each lawn sprinkler system on any one meter including backflow protection devices thereof \$30.00
13. For atmospheric-type vacuum breakers not included in item 12:
- 1 to 5..... \$10.00
- over 5, each \$ 2.00
14. For each backflow protective device other than atmospheric type vacuum breakers:
- 2 inch (51 mm) diameter and smaller \$30.00
- over 2 inch (51 mm) diameter \$40.00
15. For each graywater system \$60.00
16. For initial installation and testing for a reclaimed water system \$60.00
17. For each annual cross-connection testing of a reclaimed water system (excluding initial test) \$30.00
18. For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas..... \$90.00
19. For each additional medical gas inlet(s)/outlet(s) \$10.00
20. For each grease trap less than 55 gallons per minute..... \$30.00
21. For each grease trap greater than 55 gallons per minute \$80.00
22. For each grease interceptor \$120.00

Other Inspections and Fees

1. Re-inspection fee \$60.00
2. Inspections for which no fee is specifically indicated..... \$60.00
3. Plan review fee per hour charge (minimum charge – one hour)..... \$60.00
4. Additional plan review required by changes, additions or revisions to approved plans per hour charge (minimum charge–one-hour) \$60.00

* The above tables are based on the 1997 Uniform Plumbing Code Table 1-1 Amended.

CITY OF EDMONDS
MECHANICAL PERMIT FEE SCHEDULE – TABLE 4
Effective January 1, 2009

Base Permit Fee for Processing

1. For the issuance of each mechanical permit \$40.00

Unit Fee Schedule *(Note: Base permit fee for processing not included.)*

1. **Furnaces**
 For the installation/relocation of each forced-air or gravity-type furnace or burner, including ducts and appliance vent up to and including 100,000 Btu/h (29.3kW)..... \$20.00
 For the installation/relocation of each forced-air or gravity-type furnace or burner, including ducts and appliance vent over 100,000 Btu/h (29.3kW) \$30.00
 For the installation/relocation of each floor furnace, including vent..... \$20.00
 For the installation/relocation of each suspended heater, recessed wall heater or floor-mounted unit heater \$25.00
2. **Appliance Vents**
 For the installation, relocation/replacement of each appliance vent installed (i.e., Type B, BW, L gas vent, etc.)..... \$10.00
3. **Repairs or Additions**
 For the repair, alteration or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls..... \$15.00
4. **Boilers, Compressors and Absorption Systems/Air Conditioning Systems**
 For the installation/relocation of each boiler or compressor up to and including 3 horsepower (10.6kW), or each absorption system up to and including 100,000 Btu/h (29.3kW)..... \$20.00
 For the installation/relocation of each boiler or compressor over 3 horsepower (10.6kW) up to and including 15 horsepower (52.7kW), or each absorption system over 100,000 Btu/h (29.3kW) up to and including 500,000 Btu/h (146.6kW)..... \$30.00
 For the installation or relocation of each boiler or compressor over 15 horsepower (52.7kW) up to and including 30 horsepower (105.5kW), or each absorption system over 500,000 Btu/h (146.6kW) to and including 1,000,000 Btu/h (293.1kW)..... \$40.00
 For the installation or relocation of each boiler or compressor over 30 horsepower (105.5kW) up to and including 50 horsepower (176 kW), or 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
 For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW) \$95.00
5. **Air Handlers**
 For each air-handling unit up to and including 10,000 (cfm) (4719 L/s), including ducts (i.e., diffusers, blowers, etc.).... \$20.00
 For each air-handling unit over 10,000 cfm (4719 L/s) including ducts \$30.00
6. **Evaporative Coolers**
 For each evaporative cooler other than portable type \$15.00
7. **Ventilation and Exhaust**
 For each ventilation fan connected to single duct (i.e., bath, laundry, kitchen exhaust, etc.)..... \$10.00
 For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit..... \$10.00
 For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood \$30.00
8. **Incinerators**
 For the installation or relocation of each domestic type incinerator..... \$20.00
 For the installation or relocation of each commercial or industrial-type incinerator..... \$50.00
9. **Miscellaneous**
 For each appliance or piece of equipment regulated by the IMC for which no other fee is listed (i.e. fire dampers, etc.)... \$20.00

Other Inspections and Fees

1. Re-inspection fees assessed at a per hour charge (minimum charge-one hour)..... \$60.00
 2. Inspections for which no fee is specifically indicated, per hour charge (minimum charge-one-hour)..... \$60.00
 3. Plan review fee per hour charge (minimum charge – one hour)..... \$60.00
 4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed per hour charge (minimum charge-one hour)..... \$60.00

* The above tables are based on the 1997 Uniform Mechanical Code Table 1-A Amended.