

ORDINANCE NO. C _____

An ordinance relating to building and construction permit fees; amending SMC sections 8.02.030, 8.02.031, 8.02.032, 8.02.033, 8.02.035, 8.02.036, 8.02.039, and 08.02.060.

The City of Spokane does ordain:

Section 1. That SMC section 8.02.030 is amended to read as follows:

8.02.030 Boiler Code

A. Permit fees for new installations are:

1. Low pressure and hot water boiler:
 - a. under five hundred thousand BTU: One hundred fifty dollars each;
 - b. from five hundred thousand to under two million BTU: Two hundred fifty dollars each;
 - c. (~~over~~) two million BTU and above: Four hundred dollars each.
2. Power boiler:
 - a. under one million BTU: Four hundred dollars each;
 - b. from one to under five million BTU: Eight hundred dollars each;
 - c. (~~over~~) five million BTU and above: Eight hundred twenty dollars plus twenty dollars per million BTU over five million, to a maximum fee of one thousand five hundred dollars each.
3. Electric boiler under two hundred fifty kilowatts: Two hundred dollars each.
4. Unfired pressure vessel: Eighty dollars each.
5. When more than one pressure vessel is to be installed at the same time: The full fee is charged for the boiler with the highest fee and one-half the normal fee is charged for each of the others.

- B. Inspection fees are:
1. Low pressure steam and hot water boiler:
 - a. under two million BTU: Eighty dollars biennially each;
 - b. two million BTU or over: One hundred dollars biennially each.
 2. Power boiler:
 - a. under one million BTU: Eighty dollars annually each;
 - b. from one to under five million BTU: One hundred dollars annually each;
 - c. five million BTU and over: One hundred twenty dollars annually each.
 3. Electric boiler under two hundred fifty kilowatts: Eighty dollars annually each.
 4. Unfired pressure vessel: Forty dollars each, biennially.
 5. Hydrostatic pressure test: One hundred twenty dollars each.
 6. Repair: ((Sixty)) Seventy-five dollars per hour or fraction of an hour.
- C. The fee for an operating permit based on insurance company inspection is one-half the inspection fee.
- D. Multiple Boilers.
If more than one boiler or pressure vessel is inspected on the same site, at the same time, by the city inspector, full fee is charged for one, and one-half fee for all others.
- E. In addition to the above fees, the processing fee for each permit is twenty-five dollars.
- F. Reinspections.
The fee for reinspections for work that was not ready, or corrections previously identified but remain uncorrected, or site not accessible is seventy five dollars per incident.
- G. Inspections Outside Normal Inspector Working Hours.

The fee for inspections outside normal inspector working hours is seventy five dollars per hour or fraction of an hour. A minimum of two hours is payable at the time the request is made and before an inspection can be scheduled.

H. Work Done Without Permit/Investigation Fees.

Where work has commenced without first obtaining the required permit(s), a work without permit fee equivalent to the greater of:

1. twice the inspection fee, or
2. the permit fee plus one hundred fifty dollars,

must be paid prior to the issuance of the permit(s).

Section 2. That SMC section 8.02.031 is amended to read as follows:

8.02.031 Building Code

A. Building Permit.

~~((1-))~~ Building permit fees are based on the value of the work to be done as follows:

VALUE OF WORK (in dollars)	FEE (in dollars)
1 - 500	((20.50)) <u>28.00</u>
501 - 2,000	((20.50)) <u>28.00</u> plus ((2.20)) <u>3.00</u> for each 100 over 500
2,001 - 25,000	((53.50)) <u>73.00</u> plus ((9.90)) <u>13.00</u> for each 1,000 over 2,000
25,001 - 50,000	((281.20)) <u>372.00</u> plus ((7.15)) <u>10.00</u> for each 1,000 over 25,000
50,001 - 100,000	((459.95)) <u>622.00</u> plus ((4.95)) <u>7.00</u> for each 1,000 over 50,000
100,001 - 500,000	((707.45)) <u>972.00</u> plus ((3.85)) <u>5.00</u> for each 1,000 over 100,000
500,001 - 1,000,000	((2,247.45)) <u>2972.00</u> plus ((3.30)) <u>4.00</u> for each 1,000 over 500,000
1,000,001 - 99,999,999	((3,897.45)) <u>4972.00</u> plus ((2.20)) <u>3.00</u> for each 1,000 over 1,000,000

~~((2-))~~ In addition, a surcharge equal to sixteen percent of the permit fee is added to all building permits, including for additions and alterations. The

~~surcharge is intended to offset costs attributed to the enforcement of site development regulations and other functions for which specific fees are not otherwise charged.)~~)

B. Valuation.

1. The value of construction for purposes of calculating the amount of the fee is determined by using: ~~((the most current building valuation data from the International Code Conference (ICC) as published in "Building Safety Journal" or the contract valuation, whichever is greater.))~~
 - a. the most current building valuation data from the International Code Conference (ICC) as published in the "Building Safety Journal"; or
 - b. the contract valuation, whichever is greater.
2. "Gross area" when used in conjunction with the ICC building valuation data to determine valuation of a project is the total area of all floors, measured from the exterior face, outside dimension, or exterior column line of a building, including basements and balconies but excluding unexcavated areas.
3. The fee is based on the highest type of construction to which a proposed structure most nearly conforms, as determined by the building official.
4. For roofing permits, the value is determined to be:
 - a. one hundred fifty dollars per square for recovering roofs;
 - b. two hundred dollars per square for roofing projects when existing layers of roofing are torn off and a new layer is installed;
 - c. two hundred fifteen dollars per square for roofing projects when existing layers of roofing are torn off, new sheeting is installed, and a new layer of roof is installed;
 - d. or the contract valuation if it is greater.

C. Building Plan Review.

~~((Plan review fees are sixty-five percent of the building permit fee as calculated from the table, except:~~

1. ~~the fee is one hundred percent of the building permit fee for a fast-track project;~~
2. ~~there is no plan review fee for:~~

- a. ~~single-family residences, duplexes, triplexes or fourplexes which are not part of a group or planned unit development; and~~
 - b. ~~U-1 occupancies;~~
- ~~3. the fee for additional review required by changes, additions or revisions to plans is sixty dollars per hour, with a one-hour minimum charge.))~~
1. Plan review fees are sixty-five percent of the building permit fee as calculated from the table rounded up to the next whole dollar amount for:
 - a. all commercial building permits;
 - b. all industrial building permits;
 - c. all mixed use building permits; and
 - d. new multi-family residences with 3 or more units.
 2. Plan review fees are one hundred percent of the building permit fee as calculated from the table for fast-track projects.
 3. Plan review fees are twenty-five percent of the building permit fee as calculated from the table rounded up to the next whole dollar amount for:
 - a. new single-family residences; and
 - b. new duplexes.
 4. Plan review fees are twenty-five dollars for:
 - a. new buildings that are accessory structures for single-family residences and duplexes to include garages, pole buildings, greenhouses, sheds that require a permit, etc.; and
 - b. additions to existing single family residences and duplexes to include living space, garages, sunrooms, decks, etc.
 5. Plan review fees for additional review required by changes, additions, or revisions to plans are seventy-five dollars per hour or fraction thereof.

6. The building official may elect to assess plan review for remodeling single family residences and duplexes when required. This amount will be not be higher than the twenty-five percent of the building fee as calculated in the table rounded to the nearest whole dollar charged on a new single-family residence or duplex.

D. Demolition.

Demolition permit fees are:

1. Single-family residence, duplex and accessory structures: Thirty-five dollars each.
2. Other structures: Thirty-five dollars for every thousand square feet, to a maximum fee of three hundred fifty dollars.
3. The processing fee is twenty-five dollars.

E. Fencing

1. The permit fee is twenty dollars per 100 linear feet, or fraction thereof.
2. The processing fee and review fee is twenty-five dollars.

~~((E.))~~ E. Grading.

1. Grading permit fees are as follow:

VOLUME (in cubic yards)	FEE (in dollars)
100 or less	((22.50)) <u>28.00</u>
101 - 1,000	((22.50)) <u>28.00</u> plus ((40.50)) <u>12.00</u> for each 100 over 100
1,001 - 10,000	((117)) <u>136.00</u> plus ((9)) <u>10.00</u> for each 1,000 over 1,000
10,001 - 100,000	((198)) <u>226.00</u> plus ((40.50)) <u>45.00</u> for each 10,000 over 10,000
100,001 and more	((562.50)) <u>631.00</u> plus ((22.50)) <u>25.00</u> for each 10,000 over 100,000

2. Grading plan review fees are as follow:

VOLUME (in cubic yards)	FEE (in dollars)

50 or less	None
51 - 100	((15)) <u>20.00</u>
101 - 1,000	((22.50)) <u>25.00</u>
1,001 - 10,000	((30)) <u>35.00</u>
10,001 - 100,000	((30)) <u>35.00</u> plus ((45)) <u>17.00</u> for each 10,000 over 10,000
100,001 - 200,000	((465)) <u>188.00</u> plus ((9)) <u>10.00</u> for each 10,000 over 100,000
200,001 and more	((255)) <u>288.00</u> plus ((4.50)) <u>5.00</u> for each 10,000 over 200,000

3. Failure to obtain a grading permit is a class one infraction under [SMC 1.05.150](#).

4. The processing fee is twenty-five dollars.

((F)) G. Sign Permits.

1. Sign permit fees are:

a. ~~((forty))~~thirty dollars for each wall sign, projecting sign and incidental sign; or

b. ~~((one hundred))~~seventy-five dollars for each pole sign, including billboards and off-premises signs~~((; except that when multiple signs are included in one application for one site, the first sign has the normal fee and each additional sign has a fee of:~~

i. ~~twenty dollars for a wall, projecting, or incidental sign; or~~

ii. ~~fifty dollars for a pole sign)).~~

2. The building services plan review fee is ~~((sixty-five percent of the sign permit fee))~~ fifty dollars and is in addition to the sign permit fee for pole signs in excess of one hundred square feet or more than thirty feet high.

3. The planning services review fee is fifty dollars for all signs.

4. The processing fee is twenty-five dollars.

((G)) H. Factory-built Housing.

1. The installation fee for factory-built housing is fifty dollars per section.

2. A foundation or basement requires a separate building permit.

3. Decks, carports and garages require a separate building permit.

4. The development services review fee is fifty dollars.

5. The processing fee is twenty-five dollars.

((H)) I. Manufactured (Mobile) Home.

1. The installation fee for a manufactured (mobile) home is fifty dollars per section.

2. A basement requires a separate building permit.

3. Decks, carports and garages require a separate building permit.

4. The development services review fee is fifty dollars.

5. The processing fee is twenty-five dollars.

((I)) J. Temporary Structures.
Permit fees for temporary structures are:

1. One hundred dollars for the first one hundred eighty days; and

2. Five hundred dollars for the second one hundred eighty days.

3. No third session will be allowed.

4. The development services review fee is fifty dollars.

5. The processing fee is twenty-five dollars.

((J)) K. Relocation.

~~((The fee for a building relocation permit is one hundred dollars. Any repairs or alterations required for relocation are handled by building permit and the fees for such building permit are in addition to the relocation permit fee.))~~

1. The fee for a building relocation inspection for bond determination is seventy-five dollars.

2. The development services review fee is fifty dollars.

3. The processing fee is twenty-five dollars.

4. Any repairs or alterations required for relocation are handled by various building permits and the fees for such building permits are in addition to the relocation permit fee.

((K)) L. Early Start and Fast Track Approval.

The fee for an early start or fast track building permit approval is twenty-five percent of the building permit fee rounded to the next whole dollar amount and is in addition to any other required fees.

((L)) M. Certificate of Occupancy.

1. There is no separate fee for the issuance of a certificate of occupancy following final inspection under a permit so long as the fee for the permit is at least fifty dollars; otherwise, the minimum fee for a building permit and certificate of occupancy is fifty dollars plus a twenty-five dollar processing fee.

2. The fees for the issuance of a certificate of occupancy not resulting from work done under permit are as provided in [SMC 8.02.060](#).

3. The building official (~~may charge~~) will assess a fee not to exceed one hundred percent of the building permit fee for the issuance or extension of any temporary certificate of occupancy. (~~In no case is the fee less than thirty-five dollars.~~)The minimum fee will be:

a. two hundred twenty-five dollars plus a twenty-five dollar processing fee when the building permit fee exceeds this amount;

b. equal to the amount of the building permit fee when the building permit fee is less than two hundred fifty dollars.

((M)) N. Swimming Pools.

~~((The building and plumbing permit fee for a swimming pool is fifty dollars for those accessory to a single-family residence, and seventy-five dollars for all others. Mechanical and electrical permits are additional.))~~

1. The building and plumbing permit fee for a swimming pool is:

a. seventy-five dollars for those accessory to a single-family residence; and

b. one hundred dollars for all others.

2. The planning services review fee is twenty-five dollars.

3. The processing fee is twenty-five dollars.

4. Mechanical, electrical, and fence permits are additional.

((N)) O. Parking Lot and Site Work Permits.

The fee for a site work permit is charged in accordance with the fee table in subsection (A) of this section.

((O)) P. Reinspections.

The fee for reinspections for work that was not ready, or corrections previously identified but remain uncorrected, or site not accessible is ((sixty)) seventy-five dollars per incident.

((P)) Q. Inspections Outside Normal Inspector Working Hours.

The fee for inspections outside normal inspector working hours is ((sixty)) seventy-five dollars per hour or fraction of an hour. A minimum of two hours is payable at the time the request is made and before an inspection can be scheduled.

((Q)) R. Work Done Without a Permit/Investigation Fees.

~~((The fee for work done without a permit and investigation fees are the amount of the permit, collected along with the permit fee in the form of a double permit fee, or one hundred dollars, whichever is greater.))~~

Where work has commenced without first obtaining the required permit(s), a work without permit fee equivalent to the greater of:

1. twice the inspection fee, or

2. the permit fee plus one hundred fifty dollars,

must be paid prior to the issuance of the permit(s).

((R)) S. Safety Inspections.

The fees for safety inspections are:

1. Commercial Buildings: ((Sixty)) Seventy-five dollars per hour or fraction of an hour with a prepaid minimum of one hundred ((twenty)) fifty dollars.

2. Single-family Residence – Electrical only: ((Sixty)) Seventy-five dollars.

3. Single-family Residence – Two or more trade categories: One hundred ((twenty)) fifty dollars.

4. Two-family Residence: One hundred ((fifty)) seventy-five dollars.

5. Multifamily – Three to six units: Two hundred fifty dollars.
6. Multifamily – Seven to fifty units: Two hundred fifty dollars plus twenty-five dollars for each unit over six.
7. Multifamily – Over fifty units: One thousand (~~eighty~~) three hundred fifty dollars plus ten dollars for every unit over fifty.
8. Processing fee: Twenty-five dollars.

((S)) T. Recording Fee For Use of Public Right-of-way and Large Accessory Building Agreement.

The property owner shall be charged a pass-through fee (~~(of thirty-two dollars for the first page plus one dollar for each succeeding page)~~) equal to the amount assessed by Spokane County when erecting a fence, retaining wall or other (~~(permitted)~~) structure in a public right-of-way. This is a recording fee for the acknowledged agreement whereby the property owner covenants to remove the encroachment upon notice by the City. An additional twenty-five processing fee is required when a permit is not issued in conjunction with the recording.

((F)) U. Expired Permits Over Six Months.

1. Building Permits.

- a. No inspections have been made: Permits require full resubmittal, and if a commercial project, plan review. Original valuation shall be contained in description of new permit.
- b. Footings and foundations only have been inspected and approved: Minimum of seventy-five percent of the original assessed permit fee plus new processing fees. Original valuation shall be contained in description of new permit.
- c. All rough-in inspections approved: Minimum of twenty-five percent of original permit fee plus new processing fees. Original valuation shall be contained in description of new permit.
- d. Additional work done not on original permit: New valuation shall be calculated based upon either square footage if new construction, or valuation if remodel.

2. Plumbing Permits.

- a. No inspections: A full new permit for all fixtures is required.

- b. Partial inspections approved: If water tests, top outs and ground plumbing have been approved, then twenty-five percent of the original itemized permit fees plus new processing fee.
- 3. Mechanical Permits.
 - a. No inspections: A full new permit is required.
 - b. Partial inspections: If all rough-in inspections and air tests have been approved, then twenty-five percent of the original permit fee plus new processing fee.
- 4. Electrical Permit.
 - a. No inspections: A full new permit is required.
 - b. Partial inspections: If all rough-in inspections and service inspections have been approved, then twenty-five percent of the original fees plus new processing fee.

((U)) V. Processing Fee.

In addition to all of the fees identified in SMC 08.02.031, the processing fee for each permit is twenty-five dollars, unless specifically stated otherwise.

Section 3. That SMC section 8.02.032 is amended to read as follows:

8.02.032 Electrical Code

- A. Electrical inspection fees for new construction are based upon the area of the building as follows:
 - 1. Up to five thousand square feet: ((Three)) Four dollars per hundred square feet, or fraction thereof.
 - 2. Five thousand one to twenty thousand square feet: ((One)) Two hundred ((fifty)) dollars, plus ((one dollar fifty cents)) two dollars per one hundred square feet, or fraction thereof.
 - 3. Over twenty thousand square feet: ((Three hundred seventy five)) Five hundred dollars, plus ((seventy five cents)) one dollar per hundred square feet, or fraction thereof.
- B. Electrical inspection fees for alteration, repair or addition in existing buildings including finishing of tenant spaces are based on the number of circuits. The fee is ((three dollars seventy five cents)) five dollars for each circuit.

C. There are separate other inspection fees in addition to those listed above:

1. Light standard: (~~Six dollars twenty-five cents~~) Seven dollars each.

2. Services, whether new, alteration or addition:

a. Six hundred volts or less:

i. One to two hundred amps: (~~Thirty-one~~) Forty dollars.

ii. Two hundred one to (~~three~~) four hundred amps: (~~Thirty-seven dollars twenty-five cents~~) Fifty dollars.

iii. (~~Three~~) Four hundred one to (~~four~~) six hundred amps: (~~Forty-three dollars fifty cents~~) Sixty dollars.

iv. (~~Four~~) Six hundred one to (~~five~~) eight hundred amps: (~~Forty-seven dollars twenty-five cents~~) Seventy dollars.

v. (~~Five~~) Eight hundred one to (~~six hundred~~) one thousand amps: (~~Fifty-one~~) Eighty dollars.

vi. (~~Six hundred one to seven hundred amps: Fifty-four dollars fifty cents.~~

vii. ~~Seven hundred one to eight hundred amps: Fifty-eight dollars twenty-five cents.~~

viii. ~~Eight hundred one to nine hundred amps: Sixty-two dollars.~~

ix. ~~Nine hundred one to one thousand amps: Sixty-five dollars seventy-five cents.~~

x.) Over one thousand amps: (~~Sixty-five dollars seventy-five cents~~) Eighty dollars plus (~~three dollars seventy-five cents~~) five dollars for every one hundred amps, or fraction thereof, over one thousand.

b. Over six hundred volts:

i. One to two hundred amps: (~~Fifty-five dollars seventy-five cents~~) Seventy dollars.

ii. Two hundred one to (~~three~~) four hundred amps: (~~Sixty-two~~) Eighty dollars.

- iii. ~~((Three))~~ Four hundred one to ~~((four))~~ six hundred amps: ~~((Sixty-eight dollars twenty-five cents))~~ Ninety dollars.
 - iv. ~~((Four))~~ Six hundred one to ~~((five))~~ eight hundred amps: ~~((Seventy-two))~~ One hundred dollars.
 - v. ~~((Five))~~ Eight hundred one to ~~((six hundred))~~ one thousand amps: ~~((Seventy-five dollars seventy-five cents))~~ One hundred ten dollars.
 - vi. ~~((Six hundred one to seven hundred amps: Seventy-nine dollars fifty cents.~~
 - vii. ~~Seven hundred one to eight hundred amps: Eighty three dollars.~~
 - viii. ~~Eight hundred one to nine hundred amps: Eighty-six dollars seventy-five cents.~~
 - ix. ~~Nine hundred one to one thousand amps: Ninety dollars fifty cents.~~
 - x.) Over one thousand amps: ~~((Ninety dollars fifty cents))~~ One hundred ten dollars plus ~~((three dollars seventy-five cents))~~ five dollars for every one hundred amps, or fraction thereof, over one thousand.
3. Alarm and control circuits: Ten dollars per zone.
 4. Temporary service for construction wiring: ~~((Fifteen))~~ Twenty dollars each.
 5. Transformers: ~~((The fee is the same as for services))~~ Thirty dollars plus ten dollars for every two hundred amps, or fraction thereof. No fee is charged for class 2 transformers for control or signal circuits.
 6. Generators (emergency, standby and resource recovery): ~~((The fee is the same as for services))~~ Thirty dollars plus ten dollars for every two hundred amps, or fraction thereof, based on the amperage of the generator. Generators of fifty kilowatt or less are considered equivalent to a two-hundred-amp service.
 7. Feeders: ~~((Ten))~~ Fifteen dollars.
 8. ~~((Reinspection: Sixty dollars.))~~Ground Work-Ground Ufers: Twenty-five dollars per inspection or inspector visit is the minimum fee. Extensive

ground work may be charged at an hourly rate of seventy-five dollars per hour.

9. ~~((Inspection outside normal working hours: Sixty dollars per hour or fraction of an hour, with a minimum fee for two hours payable at the time the request is made.~~

40-)) Special fees: A firm, corporation or other entity which has a regularly employed maintenance staff may choose to purchase an annual electrical work permit rather than a work permit for each installation or alteration in accordance with this paragraph. The following fee will entitle the purchaser to the number of inspections shown for a one-year period after the date of purchase of an electrical work permit:

a. One to three plant electricians: ~~((Thirteen))~~ One thousand five hundred dollars for twelve inspections.

b. Four to six plant electricians: ~~((Twenty-six hundred))~~ Three thousand dollars for twenty-four inspections.

c. Seven to twelve plant electricians: ~~((Thirty-nine))~~ Four thousand five hundred dollars for thirty-six inspections.

d. Thirteen or more plant electricians: ~~((Fifty-two hundred))~~ Six thousand dollars for fifty-two inspections.

~~((11. Where work has commenced without first obtaining the required permit(s), a fee equivalent to:~~

~~1. twice the inspection fee, or~~

~~2. the permit fee plus one hundred fifty dollars,~~

~~whichever is greater, must be paid prior to the issuance of the permit(s).))~~

D. The processing fee is twenty-five dollars.

E. The permit fee is the sum of the processing fee, plus the inspection fee. The minimum permit fee is ~~((thirty-five))~~ forty dollars.

F. Reinspections.

The fee for reinspections for work that was not ready, or corrections previously identified but remain uncorrected, or site not accessible is seventy five dollars per incident.

G. Inspections Outside Normal Inspector Working Hours.

The fee for inspections outside normal inspector working hours is seventy five dollars per hour or fraction of an hour. A minimum of two hours is payable at the time the request is made and before an inspection can be scheduled.

H. Work Done Without Permit/Investigation Fees.
Where work has commenced without first obtaining the required permit(s), a work without permit fee equivalent to the greater of:

1. twice the inspection fee, or
 2. the permit fee plus one hundred fifty dollars,
- must be paid prior to the issuance of the permit(s).

Section 4. That SMC section 8.02.033 is amended to read as follows:

8.02.033 Elevator Code

- A. The elevator installation permit fee is three hundred seventy-five dollars per car or per unit plus, in the case of more than two stops, thirty-five dollars per stop.
- B. The elevator annual operating fee is ~~((seventy))~~ eighty-five dollars per car or per unit plus, in the case of more than two stops, ~~((six))~~ ten dollars per stop.
- C. A permit with deficiencies is thirty-five dollars per car or per unit per month.
- D. Fees for alteration or modernization of elevators and associated equipment are based on the value of the work to be done as follows:

VALUE OF WORK (in dollars)	FEE (in dollars)
1 - 700	((20.00)) <u>25.00</u>
701 to 2,000	((19.00)) <u>25.00</u> plus ((2.00)) <u>3.00</u> for each 100 over 700
2,001 to 25,000	((45.00)) <u>64.00</u> plus ((9.00)) <u>10.00</u> for each 1,000 over 2,000
25,001 - 50,000	((252.00)) <u>294.00</u> plus ((6.50)) <u>7.00</u> for each 1,000 over 25,000
50,001 to 100,000	((414.50)) <u>469.00</u> plus ((4.50)) <u>5.00</u> for each 1,000 over 50,000

100,001 - 500,000	((639.50)) <u>719.00</u> plus ((3.50)) <u>4.00</u> for each 1,000 over 100,000
500,001 – 1,000,000	((2,039.50)) <u>2319.00</u> plus 3.00 for each 1,000 over 500,000
1,000,001 - 999,999,999	((3,539.50)) <u>3819.00</u> plus 2.00 for each 1,000 over 1,000,000

- E. In addition to the above fees, the processing fee for each permit is twenty-five dollars.
- F. Reinspections.
The fee for reinspections for work that was not ready, or corrections previously identified but remain uncorrected, or site not accessible is seventy five dollars per incident.
- G. Inspections Outside Normal Inspector Working Hours.
The fee for inspections outside normal inspector working hours is seventy five dollars per hour or fraction of an hour. A minimum of two hours is payable at the time the request is made and before an inspection can be scheduled.
- H. Work Done Without Permit/Investigation Fees.
Where work has commenced without first obtaining the required permit(s), a work without permit fee equivalent to the greater of:
1. twice the inspection fee, or
 2. the permit fee plus one hundred fifty dollars,
- must be paid prior to the issuance of the permit(s).

Section 5. That SMC section 8.02.035 is amended to read as follows:

8.02.035 Mechanical Code

- A. Mechanical inspection fees are:
1. Ductwork system, per zone: ~~((Eleven))~~ Thirteen dollars.
 2. Wood stove or insert: ~~((Twenty-seven dollar fifty cents.))~~ Twenty-five dollars fifty cents.
 3. Gas water heater: ~~((Eleven))~~ Thirteen dollars.

4. Heating equipment less than one hundred thousand BTU: (~~Thirteen dollars twenty-five cents~~) Fifteen dollars.
5. Heating equipment more than one hundred thousand BTU: (~~Sixteen dollars twenty-five cents~~) Twenty dollars.
6. Gas piping, one to four outlets: (~~Ten~~) Twelve dollars.
7. Gas piping, five or more outlets: (~~Two~~) Three dollars each.
8. Refrigeration unit, one to one hundred thousand BTU (not air conditioning or heat pump): (~~Thirteen dollars twenty-five cents~~) Fifteen dollars.
9. Refrigeration unit, one hundred thousand to five hundred thousand BTU: (~~Twenty-two~~) Twenty-five dollars.
10. Refrigeration unit, five hundred thousand to one million BTU: (~~Twenty-seven dollars fifty cents~~) Thirty dollars.
11. Refrigeration unit, one million to one million seven hundred fifty thousand BTU: (~~Thirty-eight dollars fifty cents~~) Forty-five dollars.
12. Refrigeration unit, over one million seven hundred fifty thousand BTU: (~~Sixty-five~~) Seventy-five dollars.
13. Heat pump and air conditioner, up to three tons: (~~Thirteen dollars twenty-five cents~~) Fifteen dollars.
14. Heat pump and air conditioner, three to fifteen tons: (~~Twenty-two~~) Twenty-five dollars.
15. Heat pump and air conditioner, fifteen to thirty tons: (~~Twenty-seven dollars fifty cents~~) Thirty dollars.
16. Heat pump and air conditioner, thirty to fifty tons: (~~Thirty-eight dollars fifty cents~~) Forty-five dollars.
17. Heat pump and air conditioner, over fifty tons: (~~Sixty-five~~) Seventy-five dollars.
18. Ventilating fans: (~~Eleven~~) Thirteen dollars.
19. Evaporative coolers: (~~Eleven~~) Thirteen dollars.
20. Type I hood (per twelve feet or twelve-foot portion of hood): (~~Fifty-five~~) Sixty-five dollars.

21. Type II hood: (~~Eleven~~) Thirteen dollars.
 22. Clothes dryer: (~~Eleven~~) Thirteen dollars.
 23. Range: (~~Eleven~~) Thirteen dollars.
 24. Gas log: (~~Eleven~~) Thirteen dollars.
 25. Miscellaneous (items not covered elsewhere): (~~Sixteen dollars fifty cents~~) Thirteen dollars.
 26. Unlisted gas appliance, (~~under~~) up to four hundred thousand BTU: (~~Sixty~~) Seventy-five dollars.
 27. Unlisted gas appliance, over four hundred thousand BTU: (~~One hundred ten~~) One Hundred twenty-five dollars.
 28. Used appliance, (~~under~~) up to hundred thousand BTU: (~~Sixty~~) Seventy-five dollars.
 29. Used appliance, over four hundred thousand BTU: (~~One hundred ten~~) One Hundred twenty-five dollars.
 30. Air handler, ten thousand CFM: (~~Thirteen dollars twenty-five cents~~) Fifteen dollars.
 31. Hydronic piping, one to four outlets: (~~Ten~~) Twelve dollars.
 32. Hydronic piping, five or more outlets: (~~Two~~) Three dollars per outlet.
 33. Propane tanks: Thirteen dollars.
- B. (~~There is a~~) The processing fee(~~, in addition to any inspection fee, of~~) is twenty-five dollars.
- C. The permit fee is the sum of the processing fee and the inspection fee. The minimum permit fee is (~~thirty-five~~) forty dollars.
- D. (~~When work is done without a permit, there is charged either:~~
1. ~~double the inspection fee, or~~
 2. ~~the normal permit fee plus one hundred dollars,~~
- ~~whichever is greater, regardless of whether the permit is issued or not.))~~

Reinspections.

The fee for reinspections for work that was not ready, or corrections previously identified but remain uncorrected, or site not accessible is seventy five dollars per incident.

E. Inspections Outside Normal Inspector Working Hours.

The fee for inspections outside normal inspector working hours is seventy five dollars per hour or fraction of an hour. A minimum of two hours is payable at the time the request is made and before an inspection can be scheduled.

F. Work Done Without Permit/Investigation Fees.

Where work has commenced without first obtaining the required permit(s), a work without permit fee equivalent to the greater of:

1. twice the inspection fee, or
2. the permit fee plus one hundred fifty dollars.

must be paid prior to the issuance of the permit(s).

Section 6. That SMC section 8.02.036 is amended to read as follows:

8.02.036 Plumbing Code

A. Plumbing inspection fees are:

1. Toilet: ~~((Ten))~~ Eleven dollars.
2. Sink: ~~((Ten))~~ Eleven dollars.
3. Shower: ~~((Ten))~~ Eleven dollars.
4. Bathtub: ~~((Ten))~~ Eleven dollars.
5. Kitchen sink: ~~((Ten))~~ Eleven dollars.
6. Dishwasher: ~~((Ten))~~ Eleven dollars.
7. Garbage disposal: ~~((Ten))~~ Eleven dollars.
8. Clothes washer: ~~((Ten))~~ Eleven dollars.
9. Utility sink: ~~((Ten))~~ Eleven dollars.

10. Electric water heater: ~~((Ten))~~ Eleven dollars.
11. Floor drain: ~~((Ten))~~ Eleven dollars.
12. Floor sink: ~~((Ten))~~ Eleven dollars.
13. Bar sink: ~~((Ten))~~ Eleven dollars.
14. Lawn sprinkler (with one backflow device): ~~((Ten))~~ Eleven dollars.
15. Vacuum breaker/backflow device: ~~((Ten))~~ Eleven dollars.
16. Sewage ejector: ~~((Ten))~~ Eleven dollars.
17. Water softener: ~~((Ten))~~ Eleven dollars.
18. Urinal: ~~((Ten))~~ Eleven dollars.
19. Drinking fountain: ~~((Ten))~~ Eleven dollars.
20. Medical gas outlet, each station: ~~((Ten))~~ Eleven dollars.
21. Miscellaneous: ~~((Ten))~~ Eleven dollars.

B. The processing fee is twenty-five dollars.

C. The permit fee is the sum of the processing fee plus the inspection fees. The minimum permit fee is ~~((thirty-five))~~ forty dollars.

D. ~~((When work is done without a permit, there is charged either:~~

1. ~~double the inspection fee, or~~
2. ~~the normal permit fee plus one hundred dollars, whichever is greater, regardless of whether the permit is issued or not.))~~

Reinspections.

The fee for reinspections for work that was not ready, or corrections previously identified but remain uncorrected, or site not accessible is seventy five dollars per incident.

E. Inspections Outside Normal Inspector Working Hours.

The fee for inspections outside normal inspector working hours is seventy five dollars per hour or fraction of an hour. A minimum of two hours is payable at the time the request is made and before an inspection can be scheduled.

F. Work Done Without Permit/Investigation Fees.
Where work has commenced without first obtaining the required permit(s), a work without permit fee equivalent to the greater of:

1. twice the inspection fee, or
2. the permit fee plus one hundred fifty dollars,

must be paid prior to the issuance of the permit(s).

Section 7. That SMC section 8.02.039 is amended to read as follows:

8.02.039 Special Inspections and Other Fees

- A. The fee for re-inspection as provided in the adopted codes, to be billed to each permittee, is ~~((sixty))~~ seventy-five dollars.
- B. The fee for inspection by any building services department personnel outside normal working hours is ~~((sixty))~~ seventy-five dollars per hour or fraction of an hour. A minimum of two hours is payable at the time the request is made.
- C. The fee for investigation of work done without a permit is:
 1. double the inspection fee, or
 2. the permit fee plus one hundred fifty dollars, whichever is greater.
- D. The minimum fee for any permit or inspection not otherwise provided for is ~~((thirty-five))~~ forty dollars.
- E. Refund of Fees.
 1. All requests for refunds must be in writing to the building official.
 2. Refunds of permit and inspection fees will be granted only if the:
 - a. work described on the permit was not done and no inspections or site visits were made, or
 - b. permit was a duplicate of an already issued permit, or
 - c. permit was issued in error by the department.
 3. The following fees are not refundable:

- a. Plan review fees.
 - b. Application fees, to include processing fees and the State-building code fee.
- F. No more than twenty-five dollars is charged for the processing fee for each printed permit.
- G. The fee for doing research of files and codes or preparing reports is sixty dollars per hour with a one-hour minimum, plus actual copying or printing expense.
- H. The fee to recommence suspended or abandoned work under an extended permit as provided in [SMC 11.01.203](#) is one-half the amount required for a new permit.

Section 8. That SMC section 8.02.060 is amended to read as follows:

08.02.060 Building Code

- A. The fee for a certificate of occupancy is:
- 1. ~~((sixty))~~ Fifty dollars when the requirement arises from a change in occupancy not involving work requiring a permit; or
 - 2. Twenty dollars for a home occupation, plus ~~((sixty))~~ seventy-five dollars if an inspection is required.
 - 3. Twenty-five dollars for the processing fee.

~~((B. The fees for safety inspections are:~~

- 3. ~~Commercial buildings: Sixty dollars per hour or fraction of an hour, with a minimum fee to be prepaid of one hundred twenty dollars.~~
- 4. ~~Residential buildings:~~
 - a. ~~Single-family: One hundred twenty dollars.~~
 - b. ~~Single-family, electrical only: Sixty dollars.~~
 - c. ~~Two-family: One hundred fifty dollars.~~
 - d. ~~Multifamily, three through six units: Two hundred dollars.~~

- e. ~~Multifamily, seven through fifty units: Two hundred dollars plus twenty dollars for every unit over six.~~
- f. ~~Multifamily, over fifty units: One thousand eighty dollars plus ten dollars for every unit over fifty.)~~

Passed by the City Council on _____

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor
Bab042408

Date