

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5341

AN ORDINANCE regarding development services under the Bellevue City Code; fees for applications requiring construction, land use, fire, survey, sign, transportation, utility, and clearing & grading review and inspection services; amending Ordinance Nos. 5185 and 5262.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 2 of Ordinance No. 5185 is amended to read as follows.

Section 4. Administration and Enforcement

The Director is authorized to interpret the provisions of this ordinance and may issue rules for its administration. This includes, but is not limited to, correcting errors and omissions and adjusting fees to match the scope of the project. The Department of Planning and Community Development fees established here will be reviewed annually, and, effective January 1 of each year, may be administratively increased or decreased, by an adjustment to reflect the current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers as needed in order to maintain the cost recovery objectives established by the City Council. The fees collected by the Department of Planning and Community Development for other review authorities will be reviewed annually by the appropriate Department, and, effective January 1, of each year, may be administratively increased or decreased, by an adjustment to reflect the current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers, as needed in order to maintain the cost recovery objectives established by the City Council.

Section 2. Section 4 of Ordinance No. 5185 is amended to read as follows:

Section 6. General Provisions for Construction Permit Fees

1. Scope: These general provisions apply to all permits issued by the Building Section of the Department of Planning and Community Development and the development permits issued by the Fire Department.

2. Add-on Fees: Fees due after issuance as a result of a field inspection that identified a scope of work different from the work permitted are due and payable within five (5) working days of notification.

3. Valuation: The deposit required for plan review of a project based on building department valuation will have the owner's valuation rounded to the nearest increment.

4. Multi-building Projects: Separate building, mechanical, electrical, and plumbing permits are required for each building in a multi-building complex. If individual buildings do not have separate contract prices, the fees will be calculated on the total contract price and this total will be apportioned between the individual buildings. For multi-building projects with fees based on building department valuation, the appropriate fees will

be calculated on the total project valuation and this total apportioned between the buildings. These provisions apply to multi-building projects when applied and reviewed together as one project.

5. Miscellaneous Inspections and Other Fees: Table 2 is used to calculate fees for miscellaneous inspections and additional plan review.

Table 2 - Miscellaneous Inspections and Other Fees			
Type	Per Hour	Minimum Fee	Due
Inspection with no specific fee	\$75.00	.5 hour	Within 5 days of notification
Inspection outside normal hours	\$75.00	2 hours	Within 5 days of notification
Plan review resulting from changes to approved plans (when the building valuation is unchanged)	\$75.00	.5 hour	At revision issuance
Reinspection	\$75.00	.5 hour	Within 5 days of notification

6. Work Without a Permit: It is unlawful to proceed with any work or any portion of any construction, installation, alteration, or repair when the required fee has not been paid and the permit issued. When work for which a permit is required by the Bellevue Construction Codes is started or proceeded with prior to obtaining that permit, a penalty may be levied in an amount up to double the permit fee required for the work unlawfully conducted, as determined by the appropriate Director. This provision does not apply to emergency work when it is proved to the satisfaction of the appropriate Director that such work was urgently necessary and that it was not practical to obtain a permit before the commencement of the work. In all such cases, a permit must be obtained as soon as it is practical to do so; and if there is an unreasonable delay in obtaining the permit, a double fee (as provided in this ordinance) will be charged. The payment of this double fee does not relieve any persons from fully complying with the requirements of the Bellevue Construction Code in the execution of the work or from any other penalties prescribed by law.

Section 3. Section 5 of Ordinance No. 5185 is amended to read as follows:

Section 7. Building Permits

1. Determination of Value or Valuation: The determination of the value or valuation under any of the provisions of this ordinance, unless otherwise noted, will be made on the basis of the Building Valuation Data published quarterly in the International Conference of Building Official Building Standards and other valuation criteria approved by the Director. The valuation to be used in computing the plan review and permit fees will be the total value of all construction work, including labor and materials, for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, or any other permanent work or permanent equipment. The "gross area" used in conjunction with the ICBO building valuations, means the total areas of all floors - measured from the exterior face, outside dimensions, or exterior column line of a building - including basements, cellars, and

balconies but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the exterior wall of the open side or sides will be considered the edge of the roof. When the value is unknown it will be determined by the Director.

2. Building Permit Fees: Table 3 is used to calculate the building permit fee once the determination of value has been made. The permit fee is due at issuance.

Table 3 – Permit Fees Based on Valuation	
<b>Total Valuation</b>	<b>Fee</b>
\$1 to \$500	\$24.20
\$501 to \$2,000	\$24.20 for the first \$500 plus \$3.70 prorated for each additional \$100 to and including \$2,000
\$2,001 to \$25,000	\$79.70 for the first \$2,000 plus \$14.80 prorated for each additional \$1,000 to and including \$25,000
\$25,001 to \$50,000	\$420.10 for the first 25,000 plus \$11.00 prorated for each additional \$1,000 to and including \$50,000
\$50,001 to \$100,000	\$695.10 for the first \$50,000 plus \$7.10 prorated for each additional \$1,000 to and including \$100,000
\$100,001 to \$1,000,000	\$1,050.10 for the first \$100,000 plus \$6.20 prorated for each additional \$1,000 to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,630.10 for the first \$1,000,000 plus \$3.70 prorated for each additional \$1,000 to and including \$5,000,000
\$5,000,001 to \$50,000,000	\$21,430.10 for the first \$5,000,000 plus \$3.20 prorated for each additional \$1,000 to and including \$50,000,000
\$50,000,001 and above	\$165,430.10 for the first \$50,000,000 plus \$2.70 prorated for each additional \$1,000 thereafter

3. Plan Review Fees: When the plans and/or specifications describing the proposed construction are reviewed by the Building Official, the fee will be 65 percent of the building permit fee as shown on Table 3. A plan review deposit is due at submittal, and any excess of the deposit over the plan review fee owed will be refunded at issuance. If the deposit is insufficient to cover the plan review fee, the applicant will pay the amount of the insufficiency at the time of issuance. The plan review fee of an expedited project, as approved by the Director, will be 100 percent of the building permit fee as shown by Table 3 and is in addition to the permit fee.

4. Transportation Surcharge: In addition to the other fees established herein, a surcharge will be levied and collected for the Transportation Department to defray costs of plan review, survey, and inspections. This fee is payable whenever a plan review fee is required by the Bellevue Construction Code for proposed construction of buildings other than those of Groups R3, U-1, and U-2 Occupancies. This surcharge, 60 percent of the sum of the building permit fee and plan review fee, is due at issuance. This section shall not apply to any building permit issued in connection with a building permit application which is filed on or after January 1, 1997.

5. State Building Code Fee: The state building code fee is collected at issuance for the state on all building, spa, satellite dish, antenna, and demolition permits at the rate of \$4.50 each. The fee for multi-family building permits is \$4.50 for the first unit and \$2.00 for each additional unit. The fee is due at issuance.

6. Rounding: The total of the permit fee or plan review fee will be rounded to the nearest whole dollar.

7. Expedite Issuance: The fee to expedite making a building or clearing and grading permit ready-to-issue by a Permit Processing Technician, as approved by the Director, is \$37.00 per hour in one-half (.5) hour increments with a one (1) hour minimum. The fee is due at issuance.

8. Single Family Combination New Construction Permits: The fee for the mechanical and plumbing inspections of a single family combination new construction permit are each 11% of the building permit fee. The fee for the electrical inspections is 9% of the permit fee. These fees are due at issuance and are in addition to the building permit.

Section 4. Section 6 of Ordinance No. 5185 is amended to read as follows:

Section 8. Electrical Permits

1. Scope: The fees established here apply to the installation, relocation, addition, or repair of electrical work that requires a permit.

2. Plan Review Fee: When plans and/or specifications describing the electrical installation are reviewed by the Building Official, the fee will be 10 percent, with a minimum of \$22.00, of the fee calculated for the electrical permit based on such plans and/or specifications. The plan review fee is due at issuance and is in addition to the permit fee.

3. Electrical Permit Fees: Table 4 is used to calculate fees for the installation, replacement, relocation, or repair of each electrical service, system, circuit, appliance and other electrical work once the determination of value has been made. Valuation is determined based on the prevailing fair market value of the materials, labor, and equipment needed to complete the work.

Table 4 – Electrical Fees Based on Valuation	
<b>Total Valuation</b>	<b>Fee</b>
up to \$500	\$39.00
\$501 to \$2,000	\$39.00 + \$5.95 prorated for each additional \$100
\$2001 to \$25,000	\$128.00 + \$17.60 prorated for each additional \$1,000
\$25,001 to \$50,000	\$533.00 + \$15.80 prorated for each additional \$1,000
\$50,001 to \$100,000	\$928.00 + \$10.80 prorated for each additional \$1,000
\$100,001 and above	\$1,468.00 + \$9.30 for each additional \$1,000 thereafter

4. Miscellaneous Electrical Fees: Table 5 is used to calculate fees for miscellaneous electrical permits. The fees are due at submittal.

Table 5 - Miscellaneous Electrical Fees		
<u>Type</u>	<u>Fee</u>	
Carnivals - including art and street fairs, haunted houses, amusement rides, and other temporary events	\$101.00	
Limited Voltage	25% of Table 4, with a \$28.00 minimum	
Signs - new circuit installation	\$39.00	
Swimming Pools, Hot Tubs, Saunas, Spas - each require a separate building permit	\$48.00	
Temporary Power	\$39.00	125 amperes & below
	\$61.00	126 – 200 amperes
	\$89.00	201 – 400 amperes
	Table 4	over 400 amperes

Section 5. Section 7 of Ordinance No. 5185 is amended to read as follows:

Section 9. Mechanical Permits

1. Scope: The fees established here apply to the installation, relocation, addition, or repair of mechanical work that requires a permit.

2. Plan Review Fee: When plans and/or specifications describing the mechanical installation are reviewed by the Building Official, the fee is 50 percent of the fee calculated for the mechanical permit based on such plans and/or specifications. The plan review fee is due at issuance and is in addition to the permit fee.

3. Wiring: The fees established in this subsection do not include the electrical wiring, which requires a separate permit.

4. Miscellaneous Mechanical Fees: Table 6 is used to calculate the fees for miscellaneous single-family mechanical permits. The fees are due at issuance.

Table 6 – Miscellaneous Mechanical Fees	
<u>Type</u>	<u>Fee</u>
Air Conditioners with or without duct work	\$30.00 for each dwelling
Appliance Vents	\$17.00 per vent
Furnace - up to and including 160,000 B.T.U.s - including duct work and piping	\$30.00 without air conditioning and heat pump \$54.00 with air conditioning or heat pump

Table 6 – Miscellaneous Mechanical Fees	
<u>Type</u>	<u>Fee</u>
Furnace - over 160,000 B.T.U.s - including duct work and piping	\$39.00 without air conditioning and heat pump \$64.00 with air conditioning or heat pump
Gas Piping Only - no fixture installation	\$30.00 per permit
Gas Appliances with gas piping	\$30.00 each appliance
Heat pumps with or without duct work	\$30.00 for each dwelling
Wood Stoves or Heaters including gas piping	\$22.00

5. Water Based Fire Protection Systems: Table 7 is used to calculate the fees for water based fire protection systems.

Table 7 - Water-Based Fire Protection Fees		
<u>Size</u>	<u>Fee</u>	<u>Due At</u>
1 to 15 heads	\$46.00	Submittal
16 to 50 heads	\$48.00	Issuance
51 to 100 heads	\$48.00 plus \$.89 per head	Issuance
101 or more heads	\$93.00 plus \$.65 per head	Issuance
Miscellaneous		
Water service to main control	\$28.00	Issuance
Standpipes	\$12.70 per floor served	Issuance

6. Chemical Based Fire Suppression Systems: The fee for a chemical based fire suppression system is \$48.00.

7. Commercial: Table 8 is used to calculate fees for the commercial installation, replacement, relocation, or repair of each commercial heating, ventilation, air-conditioning, or freezing unit or system, and other mechanical equipment once the determination of value has been made. Valuation is determined based on the prevailing fair market value of the materials, labor, and equipment needed to complete the work. The permit fee is due at issuance.

Table 8 - Mechanical Fees Based on Valuation	
<u>Total Valuation</u>	<u>Fee</u>
\$1,000 or less	\$30.00

Table 8 - Mechanical Fees Based on Valuation	
each additional 1,000 up to \$100,000	\$16.60 prorated per 1,000
each additional 1,000 above \$100,001	\$12.40 prorated per 1,000

8. Exemptions: A permit is not required for the replacement of range tops, gas dryers, or gas logs which have no additional gas piping.

Section 6. Section 8 of Ordinance No. 5185 is amended to read as follows:

Section 10. Plumbing Permits

1. Scope: The fees established here apply to the installation, relocation, addition, or repair of plumbing work that requires a permit.

2. Fixtures: For the purposes of this ordinance, "fixture" means and includes any appliance which connects to water, drain, or vent, except that no hose bib, sill cock, or ice maker is considered a "fixture" unless it is the only "fixture" being installed.

3. Fee Schedule: Table 9 is used to calculate plumbing fees. The plan review fees are due at issuance and are in addition to the permit fee.

Table 9 - Plumbing Fees		
<u>Total Valuation</u>	<u>Fee</u>	<u>Due At</u>
First Fixture	\$26.00	Submittal
Each Additional Fixture	\$9.50	Submittal
<b>Piping Fees</b>		
<u>Pipe Size</u>	<u>Fee</u>	<u>Due At</u>
3/4" - 1"	\$22.00	Submittal
1 1/4" - 1 2 "	\$31.00	Submittal
2"	\$40.00	Submittal
3"	\$49.00	Submittal
4"	\$62.00	Submittal
each additional inch over 4"	\$11.40	Submittal
Medical Gas Piping per system	\$11.00	Submittal
per outlet	\$.79	Submittal
<b>Plan Review Fees</b>		
Commercial - first 20 fixtures	\$26.00	Issuance

Table 9 - Plumbing Fees		
<b>Total Valuation</b>	<b>Fee</b>	<b>Due At</b>
Each additional 10 fixtures or fraction thereof	\$12.30	Issuance
Each additional floor above the first floor	\$12.30	Issuance
Residential	\$13.50	Issuance

4. **Exemptions:** The replacement of a residential toilet, wash basin, drinking fountain, urinal, bidet, dishwasher, bar sink, laundry tub, or kitchen sink with a like fixture in the same location does not require a permit. The replacement of a commercial toilet, wash basin, drinking fountain, urinal, residential-type dishwasher, bar sink, or a residential-type kitchen sink (36" x 24" x 8" or smaller) with a like fixture in the same location does not require a permit.

Section 7. Section 9 of Ordinance No. 5185 is amended to read as follows:

Section 11. Miscellaneous Construction Permits

1. **Scope:** The fees established here apply to the installation, relocation, addition, or repair of construction work that requires a permit.

2. **Fees for Miscellaneous Permits:** Table 10 is used to calculate fees for miscellaneous construction permits.

Table 10 - Miscellaneous Permits		
<b>Type</b>	<b>Fee</b>	<b>Due at</b>
	<b>Plan Review Fees</b>	
Demolition Permit	\$18.00	Submittal
Satellite Dish or Antenna	\$150.00	Submittal
Spa Permit	\$37.00	Submittal
	<b>Permit Fees</b>	
Demolition Permit	\$28.00	Issuance
Satellite Dish or Antenna	\$58.00	Issuance
Spa Permit	\$58.00	Issuance

Section 8. Section 2 of Ordinance No. 5262 is amended to read as follows:

Section 14. Land Use Review

1. **Scope:** The fees established here apply to the review of applications by the Land Use section in the Department of Planning and Community Development.

2. **Certificate of Occupancy Inspections:** The landscape inspection for the temporary or final certificate of occupancy is charged at the appropriate hourly rate.



3. Fee Schedule for Land Use Review: Table 13 is used to calculate the fees for Land Use review of an application.

Table 13 - Land Use Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Boundary Line Adjustment		\$82	\$375	Submittal and monthly billings
Child care registration	\$123			Submittal
Clearing & grading-commercial		\$82	\$164	Submittal and monthly billings
Clearing & grading – SEPA		\$82	\$375	Submittal and monthly billings
Commercial & multi-family building permit – major		\$82	\$650	Submittal and monthly billings
Commercial Building Permit – minor	\$148			Submittal
Commercial building permit – medium		\$82	\$164	Submittal and monthly billings
Comprehensive Plan Amendment		\$82	\$328	Submittal and monthly billings
Conditional Use – Hearing Examiner		\$82	\$1,300	Submittal and monthly billings
Conditional Use – administrative		\$82	\$650	Submittal and monthly billings
Demolition with SEPA		\$82	\$164	Submittal and monthly billings
Demolition	\$90			Submittal
Detention Vaults	\$107			Submittal
Design Review		\$82	\$3,000	Submittal and monthly billings
Development Services		\$82	\$164	Submittal and monthly billings
Environmental Impact Statement		\$82	\$3,000	Submittal and monthly billings
Foundation	\$66			Submittal
Home Occupation	\$459			Submittal
Land Use Code Interpretation		\$82	\$164	Submittal and monthly billings

Table 13 - Land Use Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Land Use Approval Amendment		\$82	\$1,300	Submittal and monthly billings
Land Use Code Exemption – minor	\$156			Submittal
Land Use Code Exemption – major		\$82	\$250	Submittal and Monthly Billings
Lot Combinations		\$82	\$250	Submittal and monthly billings
Planned Unit Development		\$82	\$3,000	Submittal and monthly billings
Plat Infrastructure		\$82	\$570	Submittal and monthly billings
Plat – final		\$82	\$1,300	Submittal and monthly billings
Plat – preliminary		\$82	\$2,600	Submittal and monthly billings
Pool	\$238			Submittal
Portable Building Foundation	\$162			Submittal
Preliminary SEPA Determination		\$82	\$570	Submittal and monthly billings
Protected Area Exception – Administrative		\$82	\$570	Submittal and monthly billings
Protected Area Exception – Hearing Examiner		\$82	\$1,300	Submittal and monthly billings
Rezone		\$82	\$738	Submittal and monthly billings
Satellite Dish – Design District	\$162			Submittal
Satellite Dish	\$82			Submittal
Shoreline Exemption		\$82	\$164	Submittal and monthly billings
Shoreline Variances		\$82	\$375	Submittal and monthly billings
Shoreline Substantial Development		\$82	\$375	Submittal and monthly billings
Shoring	\$213			
Short Plat – preliminary		\$82	\$900	Submittal and monthly billings
Short plat – final		\$82	\$350	Submittal and monthly billings

Table 13 - Land Use Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Sign – legal nonconforming	\$82			Submittal
Sign – temporary	\$34			Submittal
Sign	\$82			Submittal
Sign – awning	\$90			Submittal
Single family building permit – new residence	\$385			Submittal
Single family building permit – new residence – sensitive area		\$82	\$410	Submittal and monthly billings
Single family building permit – shoreline	\$213			Submittal
Single family building permit – substantial shoreline		\$82	\$410	Submittal and monthly billings
Single family building permit – addition	\$131			Submittal
Spa	\$107			Submittal
Status Letter	\$164			Submittal
Telecommunications antenna – with or without building permit		\$82	\$164	Submittal and monthly billings
Temporary Use	\$66			Submittal
Tenant Improvement	\$103			Submittal
Variances		\$82	\$738	Submittal and monthly billings
Vegetation – Commercial or Protected Area		\$82	\$164	Submittal and monthly billings
Vendor Cart	\$180			Submittal

4. Public Notice Signs and Recording Fees: The cost of the legally required public notice signs will be borne by the applicant. The cost of the required legal recording with King County will be borne by the applicant.

Section 9. Section 4 of Ordinance No. 5262 is amended to read as follows:

Section 16. Fire Department Review Fees and Inspection Fees

1. Scope: The fees established here apply to the review and inspection of applications by the Fire Marshal's Office of the Fire Department.

2. Fee Schedule for Fire Department Review Fees: Table 16 is used to calculate the fees for Fire Department review of applications.

Table 16 – Fire Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Awning with signs on Commercial Buildings	\$16			Submittal
Boundry Line Adjustment	\$16			Submittal
Commercial Construction – major		\$31	\$155	Submittal and monthly billings
Commercial Construction – medium	\$93			Submittal
Commercial Construction – minor	\$24			Submittal
Conditional Use	\$69			Submittal
Demolition Permits	\$47			Submittal
Design Reviews		\$31	\$125	Submittal and monthly billings
Detention Vaults	\$47			Submittal
Electrical Fire Alarms	\$69			Submittal
Electrical Fire Alarms – new	\$139			Submittal
Environmental Impact Statements	\$69			Submittal
Fire Services		\$31	\$60	Submittal and monthly billing
Land Use Approval Amendment	\$24			Submittal
Mechanical Fire Protection – modification	\$69			Submittal
Mechanical Fire Protection – new	\$139			Submittal
Planned Unit Development		\$31	\$125	Submittal and monthly billings
Plat Infrastructure		\$31	\$60	Submittal and monthly billings

Table 16 – Fire Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Preliminary SEPA Determination	\$16			Submittal
Rezoning	\$16			Submittal
Smoke Control System		\$31	\$125	Submittal and monthly billings
Subdivisions and Short Plats – final	\$16			Submittal
Short Plats – preliminary		\$31	\$60	Submittal and monthly billings
Subdivisions – preliminary		\$31	\$125	Submittal and monthly billings
Tenant Improvement – initial buildout	\$24			Submittal
Temporary Use, Home Occupations and Childcare Registration	\$69			Submittal

3. Fire Alarm Inspection Fees: In addition to the fees set forth in Table 5, a fee of \$.52 is charged for each device. A device is any system component intended or designed to initiate a signal, whether it be automatic or manual, as part of a fire alarm system.

4. Fire Inspection Fees: Table 17 is used to calculate the fees for Fire Department inspections.

Table 17 – Fire Inspections				
Type	Flat	Hourly Rate	Deposit	Due At
Commercial Construction – major		\$31	\$155	Issuance and monthly billings
Commercial Construction – medium	\$31			Issuance
Commercial Construction – minor	\$16			Issuance
Prewire	\$31			Issuance
Smoke Control Systems		\$31	\$155	Issuance and monthly billings
Tenant Improvement – initial buildout	\$16			Issuance

Section 10. The fees and procedures adopted by this ordinance shall take effect December 31, 2001.

Section 11. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

PASSED by the City Council this 3rd day of December, 2001, and signed in authentication of its passage this 3rd day of December, 2001.

Chuck Mosher, Mayor

Approved as to form:

Lori M. Riordan, Assistant City Attorney

Attest:

Myrna L. Basich, City Clerk

Published December 7, 2001