

Exhibit A to Resolution 044-22
FEE SCHEDULES FOR
DEPARTMENTS OF COMMUNITY DEVELOPMENT AND PUBLIC WORKS

A. General

1. No permit shall be issued, application accepted, service provided, or appeal filed without payment of the applicable fee set forth below.
2. Time of collection of fees.
 - a. Fees shall be collected at the times specified in the City Code or this Fee Resolution. If not specified, the minimum fee shall be collected at the time of application submittal. No application will be deemed "counter complete" until the fee due with the application has been received by the City.
 - b. For applications that are submitted online, the applicant can pay the fees electronically or may submit another form of payment in person or via U.S. Mail. The determination of whether a permit application is "counter complete" will be deferred for four business days following submittal of the online application submittal. If payment for the fees is not received by the City by the fourth business day, then the City will reject the application. In no case will the City take any steps to process an application until such time as the fees due with the application are received in full.
 - c. The City may bill an applicant and require payment for accrued fees at any time in the permit review process.
 - d. The final fees will be recalculated during review, and any additional amount due shall be collected prior to the issuance of the permit, approval, denial, decision or recommendation.
 - e. At the time an application or permit is denied or canceled, the final fee shall be determined and collected.
 - f. Any fee in excess of the final calculated fee shall be refunded pursuant to Refunds Table 25.
 - g. All outstanding fees shall be paid prior to scheduling or performing final inspections.
3. References to the director refer to the director of the Department of Community Development or his/her designee.
4. Some projects require more than one permit. A project may require the payment of numerous fees from the tables below.

B. Building, Plumbing, and Mechanical Fee Policies

1. No temporary or final certificate of occupancy will be approved or issued for a project with any outstanding fees on any permit associated with the project.
2. Some signs require a building permit in addition to a land use (sign) permit. In these instances, the permit fees are additive. When an applicant is required to obtain a sign permit and a building permit, separate fees are required for each permit.
3. The applicant for a permit shall provide an estimated construction value at the time of application. The amount shall be the contractor's bid price, rounded up to the next whole dollar. For work not done by a contractor, the construction value shall include the price of materials, plus the fair market value of any donated, contributed or found materials, multiplied by two (2). Construction value calculated on 100 square feet shall be rounded up to the next 100 square feet for any portion thereof.
4. Single family home builders who wish to reuse a plan set to construct more than one home using the same plan set may do so by utilizing a "basic plan" review process. When an applicant wishes to establish a basic plan set for reuse, the plans shall initially be reviewed upon payment of the city's standard plan review fee. Once plan review is complete and if the City finds that the plans conform to the requirements of the Building Code, the plans shall be

approved as a basic plan set and marked as such for reuse. For each use of the plan, the applicant shall pay a reduced plan review fee as established in Table 3 in lieu of the full plan review fee. The use of an approved basic plan set shall have no effect on the building permit fee (only the building permit plan review fee). Plans may not be reused if the city's building code has been updated unless the plans have been re-reviewed (upon payment of the full plan review fee) and approved for conformance with the updated building code.

TABLE 1: Fee Calculations.

Permit fees and Plan Review fees shall be determined by using the calculations found in Table 1. Valuations shall be determined using the IBC Building Valuation Data Table (BVD) (currently the February 2020 table as attached hereto) except as noted in the BVD Table and as otherwise set in Tables 2 and 3.

Total Valuation	FEES (Permit Fee = 100% Plan Review Fee = 65%)
\$1 to \$500	\$36.00
\$501 to \$2,000	\$36.00 for the first \$500 plus \$4.00 for each additional \$100, or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$96.00 for the first \$2,000 plus \$17.00 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$487.00 for the first \$25,000 plus \$12.00 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$50,001 to \$100,000	\$787.00 for the first \$50,000 plus \$9.00 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,237.00 for the first \$100,000 plus \$7.00 for each additional \$1000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$4,037.00 for the first \$500,000 plus \$6.00 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$7,037.00 for the first \$1,000,000 plus \$5.00 for each additional \$1,000, or fraction thereof

TABLE 2:

Residential Single Family		
Building Permit Type	Amount	Unit of Measure
Unfinished Basement (Group R-3)	\$23.50	Square foot
Finish an existing basement	\$82.95	square foot
Conversion of an existing garage to residential space	\$59.79	square foot
New, repair, or alteration or addition to deck, uncovered	\$13.04	square foot
New Foundation only or under existing structure	\$13.04	square foot
New garage, shed, barn, or pole building (attached or detached)	\$60.43	square foot
Covered porch, covered deck; new, alteration, repair, or cover added	\$21.07	square foot
New, remodel, or repairs to freestanding roof structures and carports, other than porch or deck	\$21.07	square foot
Residential Interior Remodel	\$19.67	square foot

TABLE 3:

Miscellaneous Permit fees:		
Building Permit Type	Amount	Unit of Measure
Shoreline bulkhead walls	\$118	Per Linear Foot
Demolition	\$75	Each
Fences over 6 feet in height	\$11.74	Per Linear Foot
Retaining walls	\$19.67	Per Linear Foot
Tank: Underground or Above Ground, Installation or Removal	Apply Construction Value to Table 1	Construction value (contract price or materials x 2)
Roof : Hot Mop/Cold Mop (flat roof)	Apply Construction Value to Table 1	Calculate construction value at \$90 per 100 SQ FT
Roof: Composition, Metal	Apply Construction Value to Table 1	Calculate construction value at \$70 per 100 SQ FT
Roof: Wood Shake	Apply Construction Value to Table 1	Calculate construction value at \$140 per 100 SQ FT
Roof: Concrete, Tile, Slate	Apply Construction Value to Table 1	Calculate construction value at \$140 per 100 SQ FT
Roof: Torch Down	Apply Construction Value to Table 1	Calculate construction value at \$90 per 100 SQ FT
Residential Misc.	Apply Construction Value to Table 1	Construction value (contract price or materials x 2)
Commercial Tenant Improvement and Misc.	Apply Construction Value to Table 1	Construction value (contract price or materials x 2)
Tenant Certificate of Occupancy for new business; All other C of O included in building permit fee.	\$75	Each
Revised Certificate of Occupancy for business name change, or business ownership change, or property ownership change.	\$60	Each
Manufactured or mobile home placed on lot or first time placement in MH park	\$150	Each

Manufactured or mobile home replacement in MH park	\$75	Each
Reactivation fee, for permit expired for less than one year, no plan changes	50% of original permit fee	
Work without a permit – penalty; Violator must obtain the necessary permit.	Permit fee is doubled, \$65 minimum.	
Sign (when a building permit is required)	Apply Construction Value to Table 1	Construction value (contract or materials x 2)
Carport or Canopy, pre-fab kit installation	\$100	Each
Residential siding replacement: permit required when over 1000 sq. ft. or if any structural work is required (POMC 20.200.014)	Apply Construction Value to Table 1	Calculate construction value at \$70 per 100 SQ FT
Commercial siding replacement	Apply Construction Value to Table 1	Calculate construction value at \$70 per 100 SQ FT
Single Family Residential plan review using a basic plan on a site specific lot	\$225	For each use
Windows or Doors	Apply Construction Value to Table 1	Construction value (contract price or materials x 2)

Fire Code Permits

Fire Code permit projects may be reviewed by a consultant under contract services, depending on city staff workload.

Plan review fee submitted with the application may cover the consultant cost.

TABLE 4:

Fire Code Permit Fees:		
Fire Construction	Amount	Calculation
Fire Alarm, new	Construction value (contract price or materials x 2)	Apply Table 1 to construction value
Fire Alarm, minor modifications to existing	Construction value (contract price or materials x 2)	Apply Table 1 to construction value
Fire Sprinkler, new or major modification	Construction value (contract price or materials x 2)	Apply Table 1 to construction value
Fire Sprinkler, modifications 20 heads or fewer	Construction value (contract price or materials x 2)	Apply Table 1 to construction value
Fire Suppression System, Class 1 Hood and Duct	Construction value (contract price or materials x 2)	Apply Table 1 to construction value

Solar Panels: Solar energy/photovoltaic panel system roof mounted install per WAC 51-51-2300 Sec. M2302	\$235	each
Standpipe System	Construction value (contract price or materials x 2)	Apply Table 1 to construction value
Tank: Underground or Above Ground, Installation or Removal	Construction value (contract price or materials x 2)	Apply Table 1 to construction value
Compressed Gasses	Construction value (contract price or materials x 2)	Apply Table 1 to construction value
Marijuana Extraction	Construction value (contract price or materials x 2)	Apply Table 1 to construction value
Fire Construction permits unless otherwise listed	Construction value (contract price or materials x 2)	Apply Table 1 to construction value
Fire Operational	Amount	Calculation
Carbon Dioxide Systems	Construction value (contract price or materials x 2)	Apply Table 1 to construction value
High Piled Storage	Construction value (contract price or materials x 2)	Apply Table 1 to construction value
Marijuana Extraction	Construction value (contract price or materials x 2)	Apply Table 1 to construction value
Temporary Tent or Membrane Structure	Permit required. No permit fee.	
Fire operational permits unless otherwise listed	Construction value (contract price or materials x 2)	Apply Table 1 to construction value

Plumbing Permit Fees

Plumbing permit fees shall be calculated using the commercial and residential schedules in Tables 5 and 6.

TABLE 5:

Commercial Plumbing Permit Fees		
Commercial Plumbing Fixtures	Fee	Per
Base Fee Applied to All Plumbing Permits	\$23.50	Flat Fee
Backflow protective device 2 inches or less	\$9.80	Each
Backflow protective device larger than 2 inches	\$15.00	Each
Clothes Washing Machine	\$9.80	Each
Dish Washer	\$9.80	Each
Drainage Pipe or Vent Pipe Repair or Alteration	\$9.80	Each
Drinking Fountain	\$9.80	Each
Floor Drain	\$9.80	Each
Hose Bibbs, each	\$1.00	Each
Industrial/Sand Oil Interceptor	\$9.80	Each
Grease Interceptor	\$9.80	Each
Lawn Sprinkler System with Backflow Device	\$9.80	Each
Medical Equipment / Kidney Machine	\$9.80	Each
Medical Gas, each additional outlet in excess of first 5	\$5.00	Each
Medical gas system up to 5 outlets	\$50.00	Each
Misc. Plumbing fixtures on one trap	\$9.80	Each
Roof Drain	\$9.80	Each
Sewer Line Repair and/or Replace, Exterior	\$50.00	Each
Sewer Pipe Change, Interior	\$9.80	Each
Sink (Lavatory, Kitchen, Mop, or Bar Sink)	\$9.80	Each
Floor Sink and /or Indirect Waste	\$9.80	Each
Multi - Compartment Sink	\$9.80	Each
Shampoo Sink w/interceptor	\$9.80	Each
Toilet, Water Closet, Bidet, or Urinal	\$9.80	Each
Tub with or without Shower, or Shower	\$9.80	Each
Water Heater	\$9.80	Each
Water Line Repair and/or Replace, Exterior	\$50.00	Each
Water Pipe Change, Interior	\$9.80	Each
Other	\$9.80	Each

TABLE 6:

Residential Plumbing Permit Fees		
Residential Plumbing Fixtures	Fee	Per
Base Fee applied to all Plumbing Permits	\$23.50	Flat Fee
Clothes Washer	\$7.00	Each
Dishwasher	\$7.00	Each
Floor Drain	\$7.00	Each
Hose Bibb	\$1.00	Each
Hot Tub	\$14.80	Each
Lawn Sprinkler with backflow preventer	\$7.00	Each
Sewer Line Repair and/or Replace, Exterior	\$50.00	Each
Sewer Pipe Change, Interior	\$7.00	Each
Sink (Lavatory, Kitchen, Mop)	\$7.00	Each
Tub with or without shower, or shower	\$7.00	Each
Toilet, Bidet or Urinal	\$7.00	Each
Water Heater	\$7.00	Each
Water Line Repair and/or Replace, Exterior	\$50.00	Each
Water Pipe Change, Interior	\$7.00	Each
Other	\$7.00	Each

Mechanical Permit Fees

Mechanical permit fees shall be calculated using the commercial and residential schedules in Tables 7 and 8.

TABLE 7:

Commercial Mechanical Permit Fees		
Commercial Mechanical Fixtures	Fee	Per
Mechanical Permit Base Fee	\$23.50	Flat Fee
Air-Handling Unit < 10,000 CFM	\$14.80	Each
Air-Handling Unit > 10,000 CFM	\$18.10	Each
Type 1 Hood & Duct Systems	\$10.65	Each
Type 2 Hood & Duct Systems	\$10.65	Each
Clothes Dryer with exhaust	\$10.65	Each
Compressors	\$14.70	Each
Cook stove only	\$10.65	Each
Ducting Change without New Furnace	\$13.70	Each
Evaporative Coolers, permanently installed	\$10.65	Each
Fan for Bath and/or Exhaust Fan	\$7.25	Each
Commercial Furnace & Ducting < 100,000 btu	\$14.80	Each
Commercial Furnace & Ducting > 100,000 btu	\$18.20	Each
Combo Gas pipe / Water Heater / Furnace	\$35.45	Each
Fuel System Outlets in excess of the first 4	\$2.00	Each
Fuel Pipe System LPG, Natural Gas, OIL (first 4 outlets)	\$10.65	Each
Miscellaneous Mechanical Equipment	\$10.65	Each
Mechanical System Pumps (Misc.)	\$10.65	Each
Radiant Heat Units (wall, ceiling, floor, recessed, etc.)	\$10.65	Each
Unit Heater Suspended or Floor Mount	\$14.80	Each
Gas Water Heater Vent & Combustion Air	\$10.65	Each
Propane tank over 2000 gallons	\$10.65	Each

TABLE 8:

Residential Mechanical Permit Fees		
Residential Mechanical Fixtures	Fee	Per
Air conditioning, separate install from furnace	\$14.80	Each
Base Fee applied to all Mechanical Permits	\$23.50	Flat Fee
Bath Fan and/or Exhaust Fan	\$7.25	Each
Clothes Dryer w/exhaust	\$10.65	Each
Cook Stove w/exhaust	\$10.65	Each
Fireplace - Gas or Gas log inserts	\$12.00	Each
Fireplace - Wood or Wood Stove	\$12.00	Each
Furnace – Electric, +/- AC, Heat Pump, ducting	\$14.80	Each
Furnace Natural Gas +/- Ducting	\$14.80	Each
Furnace Propane +/- Ducting	\$14.80	Each
Fuel Pipe System LPG, Natural Gas, Oil	\$10.00	Each
Gas pipe stub-out	\$10.65	Each
Gas Water heater, Vent and Combustion Air	\$10.65	Each
Generator	\$10.65	Each
Heater, Wall or Baseboard	\$10.65	Each
Mini Split System, AC and/or Heat	\$14.80	Each
Misc. Mechanical Equipment	\$10.65	Each
Propane Fuel Tank Under 2000 Gallons	\$10.65	Each

C. Planning and Land Use Fees

The planning and land use permit fees listed in the tables below shall be paid at the time an application is submitted to the city unless otherwise specified.

TABLE 9:

Subdivisions	
Short Subdivision, Preliminary	\$1,200
Short Subdivision, Final	\$700
Short Subdivision, Preliminary, or Alteration	\$600
Short Subdivision, Final, Vacation or Alteration	\$500
Preliminary Subdivision Plats 10-20 lots	\$2,100 plus Hearing Examiner Fee
Preliminary Subdivisions Plats 21+ Lots	\$2,100 + \$50 Per Lot plus Hearing Examiner Fee
Minor Modifications to a Preliminary Plat	\$600
Major Modifications to a Preliminary Plat, 5-20 lots	\$2,100 plus Hearing Examiner fees
Major Modifications to a Preliminary Plat, 21+ lots	\$2,100 + \$50 per lot plus Hearing Examiner fees
Boundary Line Adjustment	\$300
Final Plat	\$1,100 + 50 Per Lot
Final Plat, vacation or alteration	\$1,100 + \$50 per lot plus Hearing Examiner fees
Binding Site Plan, Preliminary	\$1,200
Binding Site Plan, Preliminary, Alteration	\$500
Binding Site Plan, Final	\$700
Binding Site Plan, Final, Alteration or Vacation	\$500

TABLE 10:

SEPA	
Project Checklist Review and Threshold Determination	\$300
Non-Project Checklist Review and Threshold Determination	\$300
Environmental Impact Statement Preparation	Actual Cost, See SEPA Ord.
Environmental Impact Statement Review	Actual Cost, See SEPA Ord.

TABLE 11:

Shoreline Permits	
Administrative Shoreline Substantial Development Permit	\$600
Shoreline Substantial Development Permit	\$900 plus Hearing Examiner Fee
Shoreline Exemption (Letter)	\$150
Shoreline Conditional Use Permit	\$1,275 plus Hearing Examiner Fee
Administrative Shoreline Conditional Use Permit	\$600
Shoreline Variance	\$1,275 plus Hearing Examiner Fee
Administrative Shoreline Variance	\$600

TABLE 12:

Land Use Permits	
Conditional Use Permit	\$1,375 plus Hearing Examiner Fee
Critical Areas Exemption Request	\$75
Critical Areas Exception	\$1,275 plus Hearing Examiner Fee
Critical Areas Variance	\$1,275 plus Hearing Examiner Fee
Modification to Overlay District Boundaries	\$1,275 plus Hearing Examiner Fee
Rezone (without Comp Plan Amendment)	\$1,375 plus Hearing Examiner fee
Temporary Use Permit	\$150
Temporary Use Permit Extension	\$150
Variance, Administrative	\$300
Variance	\$1,275 plus Hearing Examiner Fee
Variance, View Protection Overlay District	\$1,275 plus Hearing Examiner fee

TABLE 13:

Other Review	
Request for a statement of restrictions per RCW 35.21.475	\$75
Accessory Dwelling Units	\$75
Administrative Interpretation (POMC Chapter 20.10)	\$75 minimum, an additional deposit may be required if city attorney review is required, any city attorney expenses related to an application for an administrative application shall be paid by the applicant prior to issuance of a decision
Nonconforming Use	\$150
Pre-Application Meeting	\$150 (100% is credited to a subsequent related land use application if filed within 12 months)

Development Agreements	\$1,000 Applied to the city's costs including city attorney fees regardless of whether a development agreement is approved
Comp Plan Amendment (Text)	\$500
Comp Plan Amendment (Map)	\$1,875
Forest Practices Application (Local Approval)	\$300
Pre-Submittal Design Review	\$150 (up to 100% credited to a subsequent related permit application if filed within 12 months)
Tax Abatement Exemption Application	\$1,500
Zoning Verification Letter	\$75

Signs Permits

Signs may also require a building permit. See Section B.2 and Table 3.

TABLE 14:

Sign Permits	
A-Board Sign	\$25
Permanent Sign	\$50
Master Sign Plan Permit	\$300
Placement of WSDOT directional sign	\$75
Sign Variance	\$300

D. Public Works Department Fees

The Public Works Department permit fees listed in the tables below shall be paid at the time an application is submitted to the city unless otherwise specified.

TABLE 15:

Public Works Department Permits and Fees		
Public Works	Cost	Note
Minor Land Disturbing Activity Review and Permit (disturbances of less than 1,000 square feet)	\$50	No more than one minor LDAP may be issued for the same property (parcel and/or address) in any 365 day period.
Land Disturbing Activity Permit Plan Review	\$100 base fee, plus \$100 for the first acre of disturbance + \$25 for each additional acre of Disturbance above 1 acre. Area to be rounded up to the next higher acre. \$100 minimum fee.	(Paid at the time of application submittal – covers Land Disturbing Activity plan review costs). Acres of disturbance should be rounded up to the nearest acre.

Land Disturbing Activity Permit	\$100 for the first acre of disturbance + \$50 for each additional acre of Disturbance above 1 acre. Area to be rounded up to the next higher acre. \$100 minimum fee.	(Paid at time of permit issuance – covers Land Disturbing inspection costs). Acres of disturbance rounded up to the nearest acre.
Stormwater Drainage Permit Plan Review	\$100 for the first 3,000 square feet of new and replaced hard surface to be constructed + \$25 for each additional 3,000 square feet or fraction thereof of hard surface to be constructed. \$100 minimum fee.	(Paid at the time of application submittal – covers hard surface and stormwater improvement plan review costs).
Stormwater Drainage Permit	\$100 for the first 3,000 square feet of new and replaced hard surface to be constructed + \$50 for each additional 3,000 square feet or fraction thereof of hard surface to be constructed. \$100 minimum fee.	Stormwater Drainage Permit (Paid at time of permit issuance – covers hard surface and stormwater inspection costs)
Street Use Permit Application Fee	\$50	
Tree cutting permit	\$50	
Latecomer Agreement Review Fee	\$500 Deposit	The applicant shall pay the actual fee, including city attorney costs, for preparing the latecomer agreement
ROW Permit, Tier 1	\$50	For uses which do not include the physical disturbance of the right-of-way.
ROW Permit, Tier 2	\$230	For activities which alter the appearance, or disturb the surface or sub-surface, or allow long term use of the right-of-way.
Work without a Permit – Penalty	Permit fee is doubled; \$65 minimum.	Violator must obtain the required permit and pay twice the normal permit fee

TABLE 16:

Street Vacations	
Street Vacation Petition Fee	\$120
Street Vacation Appraisal Fee (Refundable Deposit)	\$500 Deposit, Petitioner shall pay the actual cost of the appraisal.

TABLE 17:

Impact Fee Deferrals (POMC 20.182.110(4))	
Application for Impact Fee Deferral	\$300 minimum
Lien release for Impact Fee Deferral	\$300 minimum

TABLE 18:

Residential Parking Permits	
Residential Parking Permit	\$10
Replacement Parking Permit	\$5
Temporary Residential Parking Permit	\$10
Bed and Breakfast Parking Permit	\$10

Concurrency (POMC 20.180)

1. Concurrency (Capacity Reservation Certificate) applications fees shall be based on the following table. Each type of application (Transportation, Water, or Sewer) shall include payment of an application fee (A) plus any consultant fees charged to the city (B) for concurrency review as applicable.
2. The Director of Public Works shall make all determinations as to whether an application is to be reviewed by the city or to be sent to the consultant for review.
3. When consultant review is required, the applicant shall pay the actual fee incurred by the city. Any balance owed shall be paid prior to the issuance of a concurrency certificate.

TABLE 19: Concurrency Review

Type of Review	A	B
	Application Fee (also the total review fee for applications reviewed in house by the City)	Review Performed by Consultant: A scope and fee shall be obtained from the Consultant after the application is received.
Transportation	\$150	Either Tier 1 (limited review) or Tier 2 (full review) fixed fees listed in consultant fee schedule. For projects that do not fit the categories, the fee will be determined on PM peak hour trip generation, or as determined in a not-to-exceed task order.
Water	\$150	The applicant shall pay the amount shown in the scope and fee provided by the City's Consultant.
Sewer	\$150	The applicant shall pay the amount shown in the scope and fee provided by the City's Consultant.

E. Hourly Rates.

A minimum of one hour shall be charged per staff member when using the hourly rates. Additional charges shall be by the quarter hour per staff member.

Plan review fees shall apply to revisions to plans or documents which were previously reviewed and approved. The fee shall be equal to the hourly rate for all staff performing the review, or the full permit plan review fee, whichever is less.

The hourly rates shall be used to calculate deductions to refunds.

A Reinspection fee is charged at the hourly rate for reinspection after the same inspection fails for the second time.

TABLE 20.

Type	Hourly Rate	Notes
Plan Review, Building/Fire	\$75	
Plan Review, Planning - DCD	\$75	
Plan Review, Engineering – Public Works	\$85	
Administrative, Permit Center	\$60	
Reinspection, Building/Fire	\$75	After two prior inspections for same work
Reinspection, Public Works	\$75	After two prior inspections for same work
Reinspection, Planning	\$75	After two prior inspections for same work
Inspections outside of normal business hours, Public Works	Hourly rate x 1.5 \$75	Minimum charge: 2 hours
Alternate methods and materials review, Building	\$75	

F. Work by Outside Consultants: Building and Fire Codes.

1. The jurisdiction may send permit applications to third-party consultants for plan review. The plan review fee paid as described in Section B covers the City’s consultant cost, except for the following reviews:
 - a. Third and subsequent submittals. The applicant shall pay the actual hourly costs as listed in table 21 for all 3rd and subsequent submittals.
 - b. Projects with total valuation exceeding \$10,000,000, or projects of a significant complexity that require outside review such as courthouses, schools, hospitals as determined by the Building Official. For projects as described in this subsection, the initial plan review fee shall be applied to the 3rd party consultant review fee. If that fee is inadequate to fully pay the actual plan review fee then the applicant shall be billed for the additional cost as described in subsection 3 below.
2. The city may provide inspections by contracted services. Permit fees cover the consultant’s inspection charges except for afterhours inspection.
3. The plan review fees and afterhours inspection fees as described in Sections 1 and 2 shall be billed at the rates provided in table 21.

4. The fees charged listed in table 21 shall be based on an hourly rate must be paid in full prior to the issuance of the permit, approval, denial, decision or recommendation, final inspection, or issuance of Certificate of Occupancy, as applicable to the type of permit and when the work is performed.
5. When the hourly rate is used for consultants, the fee may be rounded to the quarter hour.

TABLE 21. Building and Fire Code: Consultant Services Hourly Rates.

Types listed represent the most frequently used rates.

Type	Rate	Notes
Plan Review, 3 rd and subsequent reviews	\$110 / hour	Subject to current contract
Plan Review, revisions to approved plans	\$110 / hour	Subject to current contract
Fire Code Plan Review: Reviewer	\$110 / hour	Subject to current contract
Technician	\$85 / hour	Subject to current contract
Inspections, outside of normal business hours	\$120 / hour	Subject to current contract

G. Work by Outside Consultants: Other Services.

The applicant shall be required to pay the actual cost of 3rd party review by qualified consultants under contract with the city.

1. Special Reports Review.

- a. When an application includes the submittal of special reports and/or plans such as habitat management plans, geotechnical reports, or traffic impact analyses requiring review beyond the capabilities of city staff, the city will obtain a fee estimate from its consultant for the scope of work, and provide that estimate to the applicant for payment to the city. The city shall authorize the consultant to proceed once the payment has been received.
- b. If additional special review by the consultant is required, and amended scope of work and new estimate shall be obtained by the city for payment by the applicant before the additional work by the consultant can proceed.
- c. If the consultant's fee total is less than the full amount paid by the applicant, the remainder shall be refunded according to section K. and table 25.

2. Alternative Forms Review.

When the applicant proposes to use an alternative form instead of the city's standard approved form, the city may request review by the city attorney of the alternative form if a legal determination is required to ensure that the language in the proposed form adequately addresses the city's interests. The cost of review shall be paid by the applicant at the attorney's hourly rate.

H. Appeal Fees.

Fees are collected when the appeal is filed. Any appeal statement must be filed on the deadline established in the City's code relating to the specific appeal, together with a certified check in the amount of the appeal fee.

If the City Council is the decision-maker on the appeal, only the appeal fee shall be charged.

If any appellant believes that the payment of the appeal fee creates a financial hardship, it shall submit a request for an appeal waiver with the appeal statement on or before the deadline established in the City's code relating to the specific appeal. This request for an appeal waiver shall describe the appellant's financial situation and why payment of the appeal fee creates a financial hardship. As an example, the appellant may provide evidence that the appellant resides in a low-income household, which would include a single person, family or unrelated persons living together, whose adjusted income is less than eighty percent of the median family income, adjusted for household size, for Kitsap County.

TABLE 22:

Appeal Type	Appeal Body	Amount
Abatement	Hearing Officer	\$100
Building Code	Building Board of Appeals (BBOA)	\$450
Concurrency Denial	Public Works Director	\$100
Development Agreement	Same as underlying permit or associated legislative approval	Depends on underlying permit.
Director's Code Interpretation	Superior Court	Appeals and any associated fees go directly to Superior Court.
Fire Authority's Decision	Building Board of Appeals (BBOA)	\$450
Illicit Discharge Detection and Elimination (IDDE) Notice and Order, revocation of permit, or assessment of costs of abatement	City Council	\$450
IDDE Appeal, independent consultant services	City Council	Consultant services, actual costs to be paid. See Section F for consultant fees.
Impact Fee Amount Reconsideration	Director	\$100
Impact Fee Amount Established Upon Reconsideration by the Director	Hearing Examiner	\$450
Impact Fee Credit Reconsideration	Director	\$100
Impact Fee Credit Established Upon Reconsideration by the Director	Hearing Examiner	\$450

SEPA Appeal	Same as underlying permit	\$450
Street Use Permit	Hearing Examiner	\$100
Type I, Director's Decision	Superior Court	Appeals and any associated fees go directly to Superior Court.
Type II Permit	Hearing Examiner	\$450.
Type II Permit, Deposit for a certified transcription of hearing for appeal from Hearing Examiner's decision	Hearing Examiner	Deposit is based on fee estimate from transcription service. After the final invoice, any remainder of the deposit shall be refunded. Any fees in excess of the deposit shall be paid by the applicant.
Type II Permit, appeal of Hearing Examiner's appeal decision	Superior Court	Appeals and any associated fees go directly to Superior Court.
Type III permit, appeal of Hearing Examiner's decision	Superior Court	Appeals and any associated fees go directly to Superior Court.

I. Hearing Examiner Fees.

Hearing Examiner fees (excluding appeals to the Hearing Examiner) shall be the Hearing Examiner's actual costs, plus an administrative fee.

Fees and deposits are required to be paid when the application is submitted.

Hearing examiner fees will be secured from the deposited amount and any remainder shall be refunded to the applicant at the end of the appeal period.

Hearing Examiner fees in excess of the deposit amount will be billed to the applicant, and preliminary approval of the project will be conditioned subject to payment of outstanding Hearing Examiner fees.

City projects which require Hearing Examiner services are exempt from the deposit requirement. Instead, the bill from the Hearing Examiner shall be routed to the appropriate department for payment.

TABLE 23:

Type	Amount
TYPE III Hearing, Administrative fee	\$250 (non-refundable)
Type III Hearing, deposit	\$3,000 deposit
Appeal fee, for appeal of Hearing Examiner decision	See Table 22. Appeal Fees
Appeal fee, for appeals to the Hearing Examiner	See Table 22. Appeal Fees.

J. Other Fees.

TABLE 24:

Other Fees	
Electronic documents on digital storage media or devices	Actual cost
Photocopies, 8 ½ x 11	\$0.15 per page
Public Notice signs	Actual cost + 25%
Mailing fee for Developer’s issued permit package	USPS Priority Flat Rate + 25%
Technology Fee, for each permit application entered in the electronic permitting system.	\$10 (non-refundable)
The applicant is responsible for paying recording fees for permit-related documents required to be recorded with the Kitsap County Auditor.	Actual cost of recording is paid directly to the County Auditor.
Posted Stop Work	\$75 for each occurrence (not charged when a Work Without a Permit penalty is required at the same time)
Notary Service	\$10 per stamp

K. Refunds.

Refunds may be requested using the Permit Center’s refund request form.

Refund requests must be made within one year of the original payment date.

Refund requests must be made prior to the expiration of the permit or application.

Refunds shall be issued as authorized by the director.

Prior to release of any refund,

- All fees or charges owed on the subject application or permit will be deducted.
- All fees or charges owed on associated applications or permits will be deducted.
- Expended staff hours for application review, processing or inspection will be deducted. Staff hours shall be calculated at the hourly rate in Table 20.

The following items shall not be eligible for refund:

- Technology fee.
- Plan review fees once the permit has been issued.
- Charges for work without a permit.
- Convenience fee for credit/debit card payment.
- Public Notice signs if posted on the property.
- Consultant fee after work has been performed.

TABLE 25:

Type	Amount
Plan Review fees for withdrawn, cancelled or returned building or fire permit application prior to issuing a permit:	Expended staff hours shall be deducted. No refund shall exceed 80% of the plan review fee.
Building or Fire Permit Fees:	If the permit fee was paid and the application cancelled or withdrawn prior to issuance, 100% of the permit fee may be refunded provided no staff hours have been expended for inspections or preparing the permit for issuance. Expended staff hours shall be deducted after a permit has been issued. No refund shall exceed 80% of the permit fee after a permit has been issued.
Land Use Permit/Application Fees:	Expended staff hours shall be deducted. No refund shall exceed 80% of the initial application fee.
Plan Review fees for withdrawn, cancelled or returned Public Works LDAP or SDP permit applications prior to issuing a permit:	Expended staff hours shall be deducted. No refund shall exceed 80% of the plan review fee.
LDAP or SDP Permit Fees:	If the permit fee was paid and the application cancelled or withdrawn prior to issuance, 100% of the permit fee may be refunded. Expended staff hours shall be deducted after a permit has been issued. No refund shall exceed 80% of the permit fee after a permit has been issued.
Consultant Fees	If consultant fees are less than the initial estimate, the remainder shall be refunded after the consultant work is completed.

Building Valuation Data – February 2022

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs^{a, b, c}

Group (2015 International Building Code)	IA	B	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	309.06	298.66	291.64	280.58	263.98	255.82	272.02	244.80	237.02
A-1 Assembly, theaters, without stage	282.85	272.45	265.42	215.36	202.99	229.61	245.81	218.59	210.80
A-2 Assembly, nightclubs	237.31	230.23	224.56	215.36	202.99	197.40	207.69	183.68	177.40
A-2 Assembly, restaurants, bars, banquet halls	236.31	229.23	222.56	214.36	200.99	196.40	206.69	181.68	176.40
A-3 Assembly, churches	286.90	276.49	269.47	258.42	242.23	234.07	249.86	223.05	215.26
A-3 Assembly, general, community halls, libraries, museums	244.77	234.37	226.34	216.29	198.94	191.79	207.73	179.77	172.98
A-4 Assembly, arenas	281.85	271.45	263.42	253.37	235.77	228.61	244.61	216.59	209.80
B Business	240.90	232.07	223.51	214.08	194.91	187.36	205.68	172.02	164.34
E Educational	257.70	248.89	242.35	231.90	216.47	205.54	223.92	189.21	183.31
F-1 Factory and industrial, moderate hazard	144.93	138.11	130.39	125.40	112.49	107.10	120.02	92.69	86.88
F-2 Factory and industrial, low hazard	143.93	137.11	130.39	124.40	112.49	106.10	119.02	92.69	85.88
H-1 High Hazard, explosives	135.29	128.47	121.75	115.76	104.14	97.75	110.39	84.34	0.00
H234 High Hazard	135.29	128.47	121.75	115.76	104.14	97.75	110.39	84.34	77.53
H-5 HPM	240.90	232.07	223.51	214.08	194.91	187.36	205.68	172.02	164.34
I-1 Institutional, supervised environment	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
I-2 Institutional, hospitals	401.22	392.40	383.83	374.40	354.29	0.00	366.00	331.40	0.00
I-2 Institutional, nursing homes	279.15	270.32	61.76	252.33	234.64	0.00	243.93	211.75	0.00
I-3 Institutional, restrained	273.40	264.57	256.00	246.57	229.13	220.58	238.17	206.24	196.56
I-4 Institutional, day care facilities	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
M Mercantile	177.02	169.94	163.27	155.07	142.48	137.88	147.40	123.17	117.89
R-1 Residential, hotels	246.94	238.56	231.54	222.30	204.35	198.77	222.58	183.44	178.00
R-2 Residential, multiple family	206.81	198.43	191.41	182.17	165.41	159.83	182.46	144.50	139.06
R-3 Residential, one- and two-family ^d	192.58	187.37	182.53	178.04	172.85	166.59	175.01	160.35	150.87
R-4 Residential, care/assisted living facilities	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
S-1 Storage, moderate hazard	134.29	127.47	119.75	114.76	102.14	96.75	109.39	82.34	76.53
S-2 Storage, low hazard	133.29	126.47	119.75	113.76	102.14	95.75	108.39	82.34	75.53
U Utility, miscellaneous	104.98	99.04	93.31	89.21	80.44	74.45	85.33	63.42	60.43

a. Private Garages use Utility, miscellaneous

b. For shell only buildings deduct 20 percent

c. N.P. = not permitted

d. Unfinished basements (Group R-3) = \$23.20 per sq. ft.