

**TOWN OF RUSTON
ORDINANCE NO. 1295**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF RUSTON,
WASHINGTON, ADOPTING BUILDING PERMIT, PLAN REVIEW AND BUILDING
DEPARTMENT SERVICES FEE SCHEDULES**

WHEREAS, The Ruston Town Council has authorized the Mayor to negotiate a contract for plan review, building permit processing and building department services with SAFEbuilt, Inc.; and

WHEREAS, SAFEbuilt has provided for the Town's review the data and methodology on which its proposed fee schedules for the Town are based, and the Town Council has reviewed said information; and

WHEREAS, the Ruston Town Council finds that the valuation of a proposed building project provides an accurate basis for an estimate of actual time spent processing the permit application for that project, and that the proposed fee schedules herein are in every case based on a reasonable estimate of the likely actual cost of permit processing for the given project; and

WHEREAS, the Ruston Town Council therefore finds that it is in the best interest of the Town to adopt the following building permit, inspection, and plan review fee schedule:

**NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF RUSTON, WASHINGTON,
DOES ORDAIN AS FOLLOWS:**

Section 1. RMC 19.06.010, Ordinance 990 § 1, and Ordinance 1178 § 1, are hereby REPEALED.

Section 2. Chapter 19.06 of the Ruston Municipal Code is hereby amended to add the following Sections 19.06.010, 19.06.020, 19.06.030, 19.06.040, and 19.06.050, which shall read in their entirety as follows:

19.06.010 Purpose: Determination of Value

The purpose of assessing building permit fees is to recover, as nearly as possible, the actual cost incurred by the Town and/or its contractors or agents in processing permit applications, plan review, and conducting inspections for statutory or regulatory compliance. The Town's building permit processing fees are based on project valuation; the amount of time and labor spent in permit processing and plan review is directly related to the amount of labor to be spent on the project itself. The determination of value or valuation for purposes of determining and assessing the applicable building permit fee shall be made by the building official. The value of a project will be based on the stated value on the building permit application, or by applying the most recent Building Valuation Data from the "Building Safety Magazine" published by The International Code Council, whichever is greater. The valuation shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment and including profit and labor.

19.06.020 Building Permit and Plan Review Fees

(a) Building permit and plan review fees shall be based on the following fee schedule, as applied to the project valuation determined under RMC 19.06.010:

TOTAL VALUATION	Fee
\$1.00 to \$500.00	\$26.45
\$501.00 to \$2,000.00	\$26.45 for the first \$500.00 plus \$4.00 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$86.45 for the first \$2,000.00 plus \$16.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$454.45 for the first \$25,000.00 plus \$11.90 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$751.95 for the first \$50,000.00 plus \$7.65 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$1,000,000.00	\$1,134.45 for the first \$100,000.00 plus \$6.70 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$7,164.45 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00, or fraction thereof

(b) When a plan or other data is required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fee for buildings and structures shall be sixty-five percent (65%) of the building permit fee as set forth above.

19.06.030 Inspection and Other Fees

Fees for inspections, plan review and other related services as specified below shall be based on the following hourly or flat-rate fee schedule:

Inspections outside of normal business hours	\$125.00 hourly
Note: Fees to be charged directly to applicant (2 hour minimum)	
Reinspection Fees (work not ready for inspection or called for when corrections not made)	\$ 90.00
Inspections for which no fee is specifically indicated	\$ 90.00 hourly
Additional plan review required by changes, additions or revisions to the approved plans	\$125.00 hourly
Pre-Move Inspections—Within 30 miles of Ruston	\$200.00
Pre-Move Inspections—Over 30 miles from Ruston	\$350.00

Single Stop Fees:

Air Conditioning	\$ 90.00
Demolition	\$ 90.00
Fence (over 6 feet in height)	\$ 90.00
Fireplace (masonry or zero clearance pre-fab)	\$ 90.00
Fireplace (freestanding, pre-fab, fuel burning)	\$ 90.00
Furnace/Boiler	\$ 90.00
Lawn Sprinkler System	\$ 90.00
Roof (re-shingle)	\$ 90.00

Siding	\$ 90.00
Small Sign (no foundation)	\$ 90.00
Water Heater	\$ 90.00
Window Replacement	\$ 90.00

19.20.040 Energy Code Fees

In addition to the Building Code Fees set forth above, the following Energy Code plan review and inspection fees are hereby established for plan review and inspections to verify compliance with the requirements of the Washington State Energy Code:

Single-Family	\$ 126.95
Residential Remodel/Addition	\$ 63.45
New Commercial and Multi-Family Building	
0 to 2,000 square foot	\$ 317.40
2,001 to 5,000 square foot	\$ 634.80
5,001 to 10,000 square foot	\$ 952.20
10,001 and over	\$1,216.70
Remodels and Tenant Improvements	
One-half of the above fee (New Commercial Building)	
Warehouses – 70% of the above fee (New Commercial Building)	

19.20.050 Factory-Built Home, Manufactured Home and Mobile Home Permit Fee Schedule

Fees for inspections, plan review and other related services as specified below shall be based on the following flat-rate fee schedule:

Block & Tie	\$450.00
Temporary / Accessory	\$250.00
Permanent Foundation	Fee will be calculated on valuation of foundation plus \$450.00.

Section 3. If any provision of this Ordinance should be held or adjudged unconstitutional or otherwise unlawful by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Section 4. This Ordinance shall take effect immediately upon publication as provided by law.

ENACTED by the Town Council of the Town of Ruston in open public meeting, SIGNED by the Mayor and attested by the Town Clerk in authentication of such passage this 21 day of Sept. 2009.

Bruce Hopkins, Mayor

ATTEST:

Karen Carlisle, Town Clerk