

RESOLUTION NO. 364

A RESOLUTION OF THE WOODINVILLE CITY COUNCIL, REPEALING RESOLUTION 357, ESTABLISHING REVISED DEVELOPMENT SERVICES FEES.

WHEREAS, the City Council has supported a bi-annual review of fees and charges to ensure that the fees and charges are appropriate for the service provided, and

WHEREAS, the City Council after review desires to update and modify the fees and charges for applications and activities administered by the development services department established by Resolution 357, and

WHEREAS, the City Council has determined that the fee schedule attached hereto proposed by city staff is consistent with the fees assessed by neighboring jurisdictions and in the public interest;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Effective July 15, 2009, the Woodinville City Council hereby repeals the City of Woodinville Development Services fees established by Resolution No. 357 and the fees and charges attached as Attachment A are hereby adopted by this reference.


Section 2. Severability. If any section, sentence, clause, or phrase of this Resolution or any provision of the fee schedule incorporated herein, should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phase of this Resolution.

RESOLVED this 16th day of June 2009.



SCOTT HAGEMAN, MAYOR

ATTEST/AUTHENTICATED:



JENNIFER KUHN
CITY CLERK

City of Woodinville Fee Schedule 2009

Building Permit & Plan Review Fees

Valuation

The valuation listed on the application is an estimate of the fair market value of construction including all labor and materials and may not be the same valuation determined by the Plans Examiner during review. The Plans Examiner calculates valuation using the most current edition of the Building Valuation Data (BVD) Square Foot Construction Costs Table published by the "Building Safety Journal", Woodinville's regional modifier (2009 1.033), and gross square footage. **Formula used to calculate valuation: Cost per square foot for each occupancy group & type of construction x regional modifier x gross square footage.**^{1, 2}

Cost Per Square Foot of Construction

New construction, shell buildings, additions, garages, utility and miscellaneous structures, unfinished basements, decks and porches, etc: As set by the most current Building Valuation Table Square Foot Construction Costs Table published by the "Building Safety Journal".

Alteration & Equipment: The valuation listed on the application shall be used concurrent with the approval by the Building Official.

Tenant Improvement: As set by the most current Building Valuation Table Square Foot Construction Costs Table published by the "Building Safety Journal" minus 20%.

Permit & Plan Review Fees

Building Permit Fee: Based on valuation and Building - Table 1-A

Building Plan Review Fee: 65% of the building permit fee (paid when the application is submitted)

The building plan review fee paid covers the costs for the initial building review and two (2) resubmittal (revision) reviews. If after the second resubmittal review, the application is not approved, additional building plan review fees shall apply. In addition, when there are significant changes to the scope of work, change in occupancy, square footage, design, or other elements, a new plan review fee at 65% of the permit fee may be required. The building plan review fee does not include additional plan review such as: fire, engineering, planning, drainage, transportation, peer or consulting. An hourly fee is charged for additional plan reviews.

Fire Plan Review: 15% of the Building Plan Review Fee (paid at application) or hourly fee depending on the type of permit.

Additional Fees

Field Change: \$75.00 fee (per field change) + hourly review fee + Consultant's fee (when applicable)

Impact Fees: The Applicant pays the impact fee amount in effect at the time of building permit issuance. All impact fees are paid prior to building permit issuance. **Traffic Impact Fees (TIF)** - All persons receiving a building permit for new commercial, industrial, and residential buildings shall be required to pay an impact fee. Building permits for tenant improvements, additions/alterations, and changes in use require a TIF review and impact fees may apply. **Park Impact Fees (PIF)** - All persons receiving a building permit for new residential dwelling units shall be required to pay a Park Impact Fee for each new dwelling unit. **School Impact Fee (SIF)** - Contact the Northshore School District 425 408-7850. School impact fees are paid to the Northshore School District and a copy of the receipt is submitted with the building application.

Investigative Fee: Equal to the permit fee amount. Additional inspection and consulting fees may apply. An investigative fee shall be assessed when work is initiated, started, or completed prior to obtaining required permit(s).

Peer & Consultant Review: Hourly fee

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Additional Plan Review: Hourly fee (includes direct and indirect costs+ consulting fees).

Technology Fee: \$5.00 per application

WSBCC (State Building Code Fee):- \$4.50 per building permit For projects involving multiple residential units within a single building, an additional \$2.00 per unit will be required.

Hourly Fees (includes direct and indirect costs): See DS Staff Hourly Rates

1 The International Code Council provides the data used in the Building Valuation Data (BVD) Table published by the "Building Safety Journal" at six-month intervals. The BVD Table provides average costs of construction for most buildings and does not take into account any regional cost differences. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material.

2 RSMEANS MEASURE OF U.S. CONSTRUCTION COSTS table published yearly

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BUILDING - Table 1 - A₁	
Valuation (estimate*)	Building & Sign Permit Fees (except Signs or Displays of Limited Duration)
\$0 - \$10,000	\$150.00 minimum
\$10,001 - \$25,000.00	\$170.00 for the first \$10,000.00 plus \$16.08 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$432.00 for the first \$25,000.00 plus \$12.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$724.00 for the first \$50,000.00 plus \$8.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,132.00 for the first \$100,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,563.00 for the first \$500,000.00 plus \$6.00 for each additional \$1,000.00, or a fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 and up	\$6,283.00 for the first \$1,000,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof
* Valuation is determined by the Building Official	
Other Inspection Fees	
1. Inspections outside of normal business hours (minimum charge two-hours)	Hourly fee
2. Re Inspection fees	Hourly fee
3. Inspections for which no fee is specifically indicated	Hourly fee
4. Outside consultants - Applicant pays all consulting costs.	Hourly fee
5. Hourly fee includes direct and indirect costs - See DS Staff Hourly Rate	

¹ From the 1997 Uniform Building Code



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BUILDING ENERGY CODE FEES					
Commercial Mechanical Systems	Floor Area (sf)		Maximum Fee		
Building Type	Over	But not Over	Plan Review Fee	Inspection Fee	Total
Office, Retail, Grocery, Higher Education, Other Health and Other Commercial (including multi-family)	0	3,000	\$55.00	\$50.00	\$105.00
	3,000	12,000	\$95.00	\$100.00	\$195.00
	12,000	60,000	\$145.00	\$190.00	\$335.00
	60,000	200,000	\$230.00	\$250.00	\$480.00
	200,000		\$295.00	\$375.00	\$670.00
Restaurant	0	3,000	\$50.00	\$45.00	\$95.00
	3,000	12,000	\$80.00	\$85.00	\$165.00
	12,000	60,000	\$125.00	\$165.00	\$290.00
	60,000	200,000	\$200.00	\$215.00	\$415.00
	200,000		\$255.00	\$320.00	\$575.00
Warehouse	0	3,000	\$35.00	\$30.00	\$65.00
	3,000	12,000	\$60.00	\$60.00	\$120.00
	12,000	60,000	\$90.00	\$120.00	\$210.00
	60,000	200,000	\$145.00	\$155.00	\$300.00
	200,000		\$185.00	\$235.00	\$420.00
Church	0	3,000	\$50.00	\$45.00	\$95.00
	3,000	12,000	\$85.00	\$90.00	\$175.00
	12,000	60,000	\$130.00	\$170.00	\$300.00
	60,000	200,000	\$210.00	\$225.00	\$435.00
	200,000		\$265.00	\$340.00	\$605.00
School 1-12	0	3,000	\$65.00	\$60.00	\$125.00
	3,000	12,000	\$115.00	\$120.00	\$235.00
	12,000	60,000	\$170.00	\$225.00	\$395.00
	60,000	200,000	\$275.00	\$295.00	\$570.00
	200,000		\$350.00	\$445.00	\$795.00
Hospital	0	3,000	\$70.00	\$65.00	\$135.00
	3,000	12,000	\$120.00	\$130.00	\$250.00
	12,000	60,000	\$185.00	\$245.00	\$430.00
	60,000	200,000	\$295.00	\$320.00	\$615.00
	200,000		\$380.00	\$480.00	\$860.00



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BUILDING ENERGY CODE FEES					
Commercial Building Envelope	Floor Area (sf)		Maximum Fee		
Building Type	Over	But not Over	Plan Review Fee	Inspection Fee	Total
Office, Retail, Grocery, Higher Education, Other Health and Other Commercial (including multi-family)	0	3,000	\$65.00	\$95.00	\$160.00
	3,000	12,000	\$125.00	\$155.00	\$280.00
	12,000	60,000	\$190.00	\$220.00	\$410.00
	60,000	200,000	\$260.00	\$250.00	\$510.00
	200,000		\$385.00	\$315.00	\$700.00
Restaurant	0	3,000	\$55.00	\$80.00	\$135.00
	3,000	12,000	\$105.00	\$135.00	\$240.00
	12,000	60,000	\$165.00	\$195.00	\$360.00
	60,000	200,000	\$220.00	\$215.00	\$435.00
	200,000		\$330.00	\$270.00	\$600.00
Warehouse	0	3,000	\$40.00	\$60.00	\$100.00
	3,000	12,000	\$80.00	\$95.00	\$175.00
	12,000	60,000	\$120.00	\$135.00	\$255.00
	60,000	200,000	\$160.00	\$155.00	\$315.00
	200,000		\$240.00	\$195.00	\$435.00
Church	0	3,000	\$60.00	\$85.00	\$145.00
	3,000	12,000	\$115.00	\$140.00	\$255.00
	12,000	60,000	\$175.00	\$195.00	\$370.00
	60,000	200,000	\$235.00	\$230.00	\$465.00
	200,000		\$350.00	\$285.00	\$635.00
School 1-12	0	3,000	\$80.00	\$115.00	\$195.00
	3,000	12,000	\$150.00	\$185.00	\$335.00
	12,000	60,000	\$230.00	\$260.00	\$490.00
	60,000	200,000	\$305.00	\$300.00	\$605.00
	200,000		\$455.00	\$375.00	\$830.00
Hospital	0	3,000	\$85.00	\$120.00	\$205.00
	3,000	12,000	\$160.00	\$200.00	\$360.00
	12,000	60,000	\$245.00	\$285.00	\$530.00
	60,000	200,000	\$335.00	\$320.00	\$655.00
	200,000		\$495.00	\$405.00	\$900.00



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BUILDING ENERGY CODE FEES					
Commercial Lighting System	Floor Area (sf)		Maximum Fee		
Building Type	Over	But not Over	Plan Review Fee	Inspection Fee	Total
Office, Retail, Grocery, Higher Education, Other Health and Other Commercial (including multi-family)	0	3,000	\$50.00	\$50.00	\$100.00
	3,000	12,000	\$110.00	\$155.00	\$265.00
	12,000	60,000	\$145.00	\$220.00	\$365.00
	60,000	200,000	\$185.00	\$410.00	\$595.00
	200,000		\$355.00	\$545.00	\$900.00
Restaurant	0	3,000	\$60.00	\$60.00	\$120.00
	3,000	12,000	\$130.00	\$185.00	\$315.00
	12,000	60,000	\$170.00	\$260.00	\$430.00
	60,000	200,000	\$220.00	\$490.00	\$710.00
	200,000		\$425.00	\$650.00	\$1,075.00
Warehouse	0	3,000	\$30.00	\$30.00	\$60.00
	3,000	12,000	\$70.00	\$95.00	\$165.00
	12,000	60,000	\$90.00	\$135.00	\$225.00
	60,000	200,000	\$115.00	\$255.00	\$370.00
	200,000		\$220.00	\$335.00	\$555.00
Church	0	3,000	\$45.00	\$45.00	\$90.00
	3,000	12,000	\$100.00	\$140.00	\$240.00
	12,000	60,000	\$130.00	\$200.00	\$330.00
	60,000	200,000	\$165.00	\$370.00	\$535.00
	200,000		\$320.00	\$495.00	\$815.00
School 1-12	0	3,000	\$50.00	\$50.00	\$100.00
	3,000	12,000	\$110.00	\$155.00	\$265.00
	12,000	60,000	\$145.00	\$220.00	\$365.00
	60,000	200,000	\$185.00	\$410.00	\$595.00
	200,000		\$355.00	\$545.00	\$900.00
Hospital	0	3,000	\$60.00	\$60.00	\$120.00
	3,000	12,000	\$130.00	\$185.00	\$315.00
	12,000	60,000	\$170.00	\$260.00	\$430.00
	60,000	200,000	\$220.00	\$490.00	\$710.00
	200,000		\$425.00	\$650.00	\$1,075.00
Parking	0	3,000	\$25.00	\$25.00	\$50.00
	3,000	12,000	\$45.00	\$65.00	\$110.00
	12,000	60,000	\$65.00	\$95.00	\$160.00



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BUILDING ENERGY CODE FEES		
Single Family / Tenant Improvements Energy Fees		
Single Family	Plan Review \$80.00	Inspection \$75.00



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DEMOLITION FEES				
Permit	Permit Fee	Plan Check Fee	Guarantee	Additional Fees
Residential	\$65 per structure (shed, house, garage, etc)	Hourly Fee*	\$500 - Cash Bond (At the discretion of the Development Services Department)	\$5.00 Technology Fee; WSBCC \$4.50; Reinspection Fee - Hourly fee
Commerical/Industrial	\$65 per structure (shed, house, garage, etc)	Hourly Fee*	\$500 - Cash Bond (At the discretion of the Development Services Department)	\$5.00 Technology Fee; WSBCC \$4.50; Reinspection Fee - Hourly fee
Tenant Improvement - Minor demolition permitted under the building permit.	N/A	N/A	N/A	N/A
Misc Structures (retaining walls, carports, etc)	\$65 per structure (shed, house, garage, etc)	Hourly Fee*	\$500 - Cash Bond (At the discretion of the Development Services Department)	\$5.00 Technology Fee; WSBCC \$4.50; Reinspection Fee - Hourly fee

*See DS Staff Hourly Rate



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Guarantees			
Performance	Type of Guarantee*	Amount	Performance Period
Critical Areas Mitigation	Assignment of funds or cash	150% of the cost of construction for improvements in the right-of-way and 125% of the cost of construction for improvements on private land. Applicant shall submit an estimate of the cost of construction to the Development Services Department for review. Public Works and/or Development Services Director shall determine guarantee requirements and amounts in accordance with the WMC.	Until work is accepted by the City as complete and in accordance with approved plans.
Drainage			
Landscape & Irrigation/Street Trees			
Utilities (Public)			
Street/Alley & Street Lights			
Street Invasion - In additional to any other required performance and maintenance guarantees.		\$1,000 for each invasion of improved public street with a maximum of \$2,000. Guarantee must be paid prior to permit issuance.	
Other (i.e., Temporary C of O)	150% of the incomplete work as determined by the design professionals. The City's Construction Administrative Code, under WMC, authorizes the Building Official to issue a temporary or phased Certificate of Occupancy before all the work has been completed. An estimate of the cost to complete the work shall be submitted to the Development Services Department for review and acceptance. The performance guarantee shall be submitted to the Development Services Department prior to issuance of a Temporary Certificate of Occupancy.		
Maintenance	Type of Guarantee*	Amount	Minimum Maintenance Period**
Critical Areas Mitigation - Monitoring	Assignment of funds or cash	20% of the Cost of Construction	5 Years
Drainage			2 Years
Landscape & Irrigation/Street Trees			3 Years
Street/Alley & Street Lights			2 Years
Utilities (Public)			2 Years
* Type of guarantee must be submitted in a form approved by the City Attorney and by the Director of Public Works or Director of Development Services. **Maintenance Period Begins - Date the improvements are acceptance by the City.			



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Release of Guarantee	Applicant/Owner Responsibility	Release
Performance Guarantees	If the required improvements associated with a development project are not completed by the termination date of the performance guarantee, the City may use said guarantee to construct the improvements in accordance with the City's Standards.	All conditions of the guarantee(s) and closeout requirements (including submittal and approval of drawing of record and electronic data and maintenance guarantees) must be met prior to release of guarantees.
Maintenance Guarantees		1) Submit a request for release to the Development Services Department. Request must be signed by the applicant and include a current mailing address and contact name and number. 2) City Inspector will inspect the work covered by the guarantee. 2) All conditions of guarantees must be met and deficiencies addressed prior to release of guarantees or refund of Assignment of Funds.
Warranty Guarantees Against Defects in Materials and /or Workmanship.		
Warranty Guarantees Against Defects in Materials and /or Workmanship (Critical Areas)		
Reimbursement of City's Costs		
If the City finds it necessary to utilize funds provided for an guarantee, and incurs expenses in obtaining and administering such funds, a portion of these monies shall also be used to reimburse the City for such recovery costs. If the guarantee is not adequate to cover all necessary costs, the developer/owner is required to make up the deficit in cash within 30 days of receipt of written notice from the City.		



City of Woodinville Fee Table 2009

LAND USE FEES*			
Application / Permit Type		Application Fee <small>(includes \$5.00 Technology Fee)</small>	Consulting Fee Deposit <small>(Paid in addition to application fees if applicable.)</small>
Annexation (ANN)	< 10 Acres	\$1,547.00	\$1,800.00
Annexation (ANN)	> 10 Acres	\$3,536.00	\$1,800.00
Appeal, other (APP) i.e., Appeal of HE Decision to City Council		\$442.00	\$200.00
Appeal, to Hearing Examiner (APP) - Land Use		\$884.00	\$400.00
Appeal, to Hearing Examiner (APP) - Building Official (orders, notices, decisions, or determinations)		\$884.00	\$400.00
Binding Site Plan (BSP) ▲		\$5,305.00	\$4,500.00
Boundary Line Adjustment (BLA)	Single Family	\$884.00	\$400.00
Boundary Line Adjustment (BLA)	All others	\$4,421.00	\$1,360.00
Comprehensive Plan Amendment (CPA)	Simple	\$2,210.00	\$1,600.00
Comprehensive Plan Amendment (CPA)	Complex	\$2,210.00	\$2,800.00
Conditional Use Permit (CUP) ▲	Director	\$1,547.00	\$1,200.00
Conditional Use Permit (CUP) ▲	Hearing Examiner	\$2,873.00	\$1,800.00
Design Review Application (DRA) (depends on complexity)	Existing structure < 5,000 sq ft	\$221.00	\$450.00
Design Review Application (DRA) (depends on complexity)	Projects > 5 acres and < 5,000 sq ft	\$1,724.00	\$700.00
Design Review Application (DRA) (depends on complexity)	Sites < 5 acres with environment constraints		\$1,000.00
Environmental Impact Statement (EIS) (to be done by others)			t.b.d.
Final Plat Application (FPA)		\$4,421.00	\$2,500.00
Forest Practice Permit (FPP)		\$1,547.00	\$600.00
Forest Practice Permit • Moratorium Removal (FPM)		\$2,873.00	\$600.00
Forest Practice Permit • Single Family Exceptions (FPE)		\$2,873.00	\$900.00
Home Industry Permit (HIP)		\$442.00	N/A
Home Occupational Permit (HOP)		\$110.00	N/A
Major Modification of Subdivision (MMA) ▲		\$2,210.00	\$1,000.00



City of Woodinville Fee Table 2009

LAND USE FEES*		
Application / Permit Type	Application Fee (includes \$5.00 Technology Fee)	Consulting Fee Deposit (Paid in addition to application fees if applicable.)
Peer Review (PRR)		t.b.d.
Preliminary Plat Application (PPA) ▲	\$8842.00 + \$147.00 ea lot	\$4,800.00
Right of Way Vacation (RWV)	1,020.00	\$150.00
SEPA Checklist Review (SEP)	\$1,215.00	\$400.00
Shoreline Conditional Use (SCU) ▲	\$1,768.00	\$1,200.00
Shoreline Conditional Use (SCU) ▲ All others	\$17,680.00	\$1,800.00
Shoreline Development Permit (SDP) ▲ Single Family	\$1,768.00	\$1,500.00
Shoreline Development Permit (SDP) ▲ All others	\$8,840.00	\$2,000.00
Shoreline Exemption Application (SEA) ▲ Single Family	\$442.00	\$400.00
Shoreline Exemption Application (SEA) ▲ All others	\$1,547.00	\$560.00
Shoreline Variance Application (SVA) ▲ Single Family	\$1,282.00	\$1,000.00
Shoreline Variance Application (SVA) ▲ All others	\$15,915.00	\$1,600.00
Short Plat (Short Subdivision) (SPA)	\$8,840.00	\$2,500.00
Sign Permit (Temporary) (SIG)	\$110.00	N/A
Special Use Permit (SUP)	\$22,105.00	\$1,800.00
Temporary Use Permit (TUP) Nonprofit Organizations	\$221.00	\$120.00
Temporary Use Permit (TUP) Single Family	\$442.00	\$120.00
Temporary Use Permit (TUP) All others	\$8,840.00	\$200.00
Time Extension Application (TEA)	\$132.00	\$80.00
Variance (VAR) ▲ Single Family	\$1,100.00	\$1,000.00
Variance (VAR) ▲ All others	\$6,630.00	\$1,300.00
Zoning Code Amendment (ZCA) Minor	\$442.00	\$1,500.00
Zoning Code Amendment (ZCA) Major	\$2,210.00	\$1,900.00
Zoning Map Amendment (ZMA)	\$7,710.00	Plus consulting fee
Zoning, Pre-annexation (ZAN)	\$1,768.00	\$360.00
Note: ▲ As State-mandated posting of notice boards are required, applicant will need to make arrangements for separate payment to install sign posting. Check with Development Services Department staff for further details.		
Note: Shaded applications require the consultant fee at time of application submittal.		
* If consultants are used, the actual consultant fee plus a 35% administrative fee will be assessed.		



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MECHANICAL FEES	
PERMIT ISSUANCE	
Basic Plumbing Permit Fee (Does not include unit fees)	\$75.00
Unit Fee(s)	Fee per unit (See Unit Fee Schedule)
Plan Review Fee	Hourly Fee**
Technology Fee	\$5.00
Unit Fee Schedule (Does not include basic permit issuance fee amount)	
1. FURNACES	
a) For the installation or relocation of each forced-air or gravity-type furnace or burner, adding ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)	\$23.60
b) For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3kW)	\$29.10
c) For the installation or relocation of each floor furnace, including vent	\$23.60
d) For the installation or relocation of each suspended heater, recessed wall heater or floor mounted unit heater.	\$23.60
2. APPLIANCE VENTS	
a) For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit.	\$11.60
3. REPAIRS AND ADDITIONS	
a) For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code.	\$21.85
4. BOILERS, COMPRESSORS AND ABSORPTION SYSTEMS	
a) For the installation or relocation of each boiler or compressor to and including three (3) horsepower (10.6 kW, or ach absorption system to and including 100,000 Btu/h (29.kW)	\$23.60
b) For the installation or relocation of each boiler or compressor over three (3) horsepower (10.6kW)	\$43.65



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MECHANICAL FEES	
PERMIT ISSUANCE	
c) For the installation or relocation of each boiler or compressor over fifteen (15) horsepower (52.7 kW) to and including thirty (30) horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6kW) to and including 1,000,000 Btu/h (293.1 kW)	\$60.00
d) For the installation or relocation of each boiler or compressor over thirty (30) horsepower (105.5 kW) to and including fifty (50) horsepower (176 kW), or each absorption system over 1, 000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$88.70
e) For the installation or relocation of each boiler or compressor over fifty (50) horsepower (176.kW) or each absorption system over 1,750,000 Btu/h (512.9kW)	\$148.30
5. AIR HANDLERS	
a) For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719L/s), including ducts attached thereto. Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooking unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.	\$17.20
b) For each air-handling unit over 10,000 cfm (4719 L/S)	\$30.00
6. EVAPORATIVE COOLERS	
a) For each evaporative cooler other than portable type.	\$17.20
7. VENTILATION AND EXHAUST	
a) For each ventilation fan connected to a single duct.	\$11.60
b) For witch ventilation system which is not a portion of any heating or air-conditions system authorized by a permit.	\$17.20



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MECHANICAL FEES	
PERMIT ISSUANCE	
c) For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood.	\$17.20
8. INCINERATORS	
a) For the installation or relocation for each domestic-type incinerator	\$29.10
b) For the installation or relocation of each commercial or industrial-type incinerator	\$23.60
9. MISCELLANEOUS	
a) For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table.	\$17.20
10. GAS PIPING	
a). For each gas-piping system of one to five outlets.	\$8.00
b). For each additional gas piping system outlet, per outlet.	\$1.60
1. Inspections outside of normal hours (minimum charge - two (2) hours)	Hourly fee
2. Re-Inspection fee	Hourly fee
3. Inspection for which no fee is specifically indicated.	Hourly fee
4. Plan review	Hourly fee

* Time and one half hourly rates for overtime and double time on Sunday and holidays. ** Hourly fee to include direct and indirect costs. Staffs' hourly rate (see DS Staff Hourly Rate)

** See DS Staff Hourly Rates



City of Woodinville Fee Table 2009

PLUMBING FEES	
Permit Issuance	
Basic Plumbing Permit Fee (Does not include unit fees)	\$75.00
Unit Fee(s)	Fee per unit (See Unit Fee Schedule)
Plan Review Fee	Hourly Fee**
Technology Fee (per permit)	\$5.00
Unit Fee Schedule (Does not include basic permit issuance fee amount)	
1. For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection therefore)	\$11.25
2. For each building sewer and each trailer park sewer.	\$24.35
3. Rainwater systems - per drain (inside building)	\$11.25
4. For each water heater and / or vent	\$11.25
5. For each gas-piping system of one to five outlets.	\$8.10
6. For each additional gas piping system outlet, per outlet.	\$1.60
7. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps.	\$22.50
8. For each installation, alteration or repair of water piping and / or water treating equipment.	\$11.25
9. For each repair or alteration of drainage or vent piping, each fixture.	\$11.25
10. For each lawn sprinkler system on any one meter including backflow protection devices.	\$22.50
11. For atmospheric-type vacuum breaker not included in item 12:	
a) 1-5	\$8.10
b) over 5, each	\$1.60



City of Woodinville Fee Table 2009

PLUMBING FEES	
Permit Issuance	
Unit Fee Schedule (Does not include basic mechanical permit or plan review fee amount)	
12. For each backflow protective device other than atmospheric type vacuum	\$24.45
13. For each gray water system	\$64.70
14. For initial installation and testing for a reclaimed water system.	\$48.80
15. For each annual cross-connection testing of a reclaimed water system (excluding initial test)	\$60.45
Other Inspections And Fees	
1. Inspections outside of normal hours (minimum charge - two (2) hours)	Hourly fee
2. Re-Inspection fee	Hourly fee
3. Inspection for which no fee is specifically indicated.	Hourly fee
4. Plan review	Hourly fee

* Time and one half hourly rates for overtime and double time on Sunday and holidays.

**Hourly fee to include direct and indirect costs. Staffs' hourly rate (see DS Staff Hourly Rate)



City of Woodinville Fee Schedule 2009

RIGHT OF WAY FEES			
Permit	Permit Fee	Plan Check Fee	Additional Fees
<i>WMC 15.42</i>			
Right-of-Way Construction - Property Owners (For property owners improving the public right-of-way when not a condition of development approval.)	\$75.00 (includes \$5.00 Technology Fee)	Included	
Right-of-Way Construction - Public Improvement	\$105.60 + \$2.64 per ft. first 100 feet \$1.00 per foot after.	\$105.60 + \$1.32 per ft. first 100 feet / .40 per foot after.	\$5.00 Technology Fee Additional Plan Review, Field Changes, Peer Review, and Special Inspections costs are paid by the applicant.
Right-of-Way Use Authorization (<i>Executive Department is currently working with the City Attorney to draft documents</i>)	Fees have not been established at this time.	Fees have not been established at this time.	\$5.00 Technology Fee Consulting costs are paid by the applicant.
Hauling Loaded Vehicles. Issued for 180 days for activities having a potential of altering the appearance of, or disturbing the surface or subsurface of, the right-of-way due to hauling large quantities, such as hauling 5 or more truckloads (10 cy per truck load).	\$100.00 Permit Fee plus inspection fee (hourly rate). Police escort services may be needed.	Minimum Hourly review fees apply	\$5.00 Technology Fee Additional Plan Review, Field Changes, Peer Review, and Special Inspections costs are paid by the applicant.
Short Term Profit. Issued for 72 or less continuous hours for fairs, house moves, temporary sales, and street closures.	\$100.00 - Permit Fee Two Million Liability insurance policy	Minimum Hourly review fees apply	\$5.00 Technology Fee On-site services such as police and fire will be charged at current hourly fees.
Short Term Nonprofit. Issued for 72 or less continuous hours to a non-profit organization for assemblies, bike races, block parties, parades, parking, processions, non-motorized vehicle races, street dances, which do not involve any physical disturbance of the right-of-way.	\$50.00 - Permit Fee Two Million Liability insurance policy	Minimum Hourly review fees apply	\$5.00 Technology Fee On-site services such as police and fire will be charged at current hourly fees.



City of Woodinville Fee Schedule 2009

SIGN FEES			
Permit WMC	Permit Fee	Plan Check Fee	Additional Fees
<i>WMC 21.20</i>			
Sign	Valuation of the sign using Building - Table 1-A	65% of the permit fee	\$5.00 Technology Fee Design Review may be required for a sign. Additional Plan Review, Field Changes, Peer Review, and Special Inspections costs are paid by the applicant.
SIGNS OR DISPLAYS OF LIMITED DURATION			
Temporary Sign (includes non-profit) & Portable Sign	\$75.00 (includes \$5.00 Technology Fee); Annual Renewal Fee \$25.00	Included	None
Exempt Sign	N/A	N/A	N/A
*Renewal Fee applicable if the same sign is used after initial permit.			



City of Woodinville Fee Schedule 2009

Land Surface Modification (Grading) Fees

0 to 50 CY	No Fee*
51 to 100 CY	\$277.00
101 to 100,001 CY or More	\$300.00 + .20 CY

* Site conditions (existing and potential) should be taken into consideration before starting a grading project. Contact the Development Service Department for City code and regulations that may apply.

Other Grading Inspection Fees per Fee Resolution

\$5.00 Technology Fee

1. Inspections outside of normal business hours (min. 2 hours/staff's hourly rate)
2. Re-Inspection fees assessed under provision Section 108.8
3. Inspections for which no fee is specifically indicated - Hourly fee (to include direct and indirect costs)
4. Additional work not listed on the original permit - Hourly fee (to include direct and indirect costs)

PUBLIC & PRIVATE IMPROVEMENTS (Site Development) FEES

Permit	Permit Fee	Plan Check Fee	Additional Fees
Site Development Permit WMC 15.42 All construction constituting a valuable addition to or modification of all public and private lands (installation of any and all facilities conveying water, sanitary sewage, storm waters, grading, clearing, electricity, heating gases, telephone and television signals, vehicular and pedestrian traffic, vehicular parking, landscaping, irrigation, and site screening.)	3% of the Cost of Construction*	2% of the Cost of Construction*	\$5.00 Technology Fee Additional Plan Reviews, Inspections (i.e., Field Changes, Re-Inspections), Peer Reviews and Special Inspections costs are paid by the applicant.

***Cost of Construction** - Completed Site Improvement Quantity Worksheet (1-on site/1-off site) shall be submitted with the Site Development permit application. Site Improvements Quantity Worksheet shall be reviewed and the cost of construction determined by the Public Works Department. Fees will be adjusted accordingly.

Tree Removal Permit Fees

Permit	Permit Fee	Plan Check Fee	Additional Fees
WMC 21.15	Permit Fee	Plan Check Fee	Fee
Tree Removal (When no development is proposed)	\$75.00	*Hourly fee to include direct and indirect costs + consulting fees (when applicable)	\$5.00 Technology Fee

*see DS Staff Hourly Rate



City of Woodinville Fee Schedule 2009

Development Services Hourly Rate *	
Department	Hourly Rate
Development Services	\$102.46
Plan Review and Inspection	\$87.61

* Hourly fee includes direct and indirect costs



City of Woodinville Fee Schedule 2009

Additional Fees	
FEE TYPE	FEES
Hourly Fee	Hourly fees include direct and indirect costs - Staffs' hourly rate (see DS Staff Hourly Rate)
APPEALS	
Appeal to Hearing Examiner - Building Official Decision	\$889.00 + \$400 Consulting Fees (when applicable)
Appeal to Hearing Examiner - Land Use Decision	\$889.00 + \$400 Consulting Fee (when applicable)
Appeal to Hearing Examiner - Director Decision	\$668.00 + \$400 Consulting Fees (when applicable)
APPLICATIONS	
Technology Fee	\$5.00 per application
Permit Application Base Fee	\$75.00 minimum charge
BOND (Guarantees)	
Bond - Administration (Release/Reduction/Monitoring/Review, etc)	Hourly
Bond - Maintenance Inspection/Re-inspection	Hourly fee
COUNTER FEES	
Name Change (owner/contractor/etc)	\$25 per permit
DECISIONS	
Building Official Decision	\$75.00 + Hourly fee
Director's Decision	\$75.00 + Hourly fee
INSPECTIONS	
Building Inspection	Hourly fee h
Civil Inspection	Hourly fee h
Re-inspection - (including wrk not ready for inspection when inspector arrives on-site)	Hourly fee h
Voluntary Inspection - Inspections requested by the owner's or representative not associated with a permit or land use application (i.e., Group Homes, etc)	Hourly fee h
MONITORING	
Critical Areas - Administration (tracking projects, reviewing monitor reports, writing reports/analysis)	Hourly fee
Critical Areas - Inspection	Hourly fee
REVIEWS	
Accelerated Expedited Reviews (outsourced to consultant)	Hourly fee
Field Changes (Per Field Change)	\$75.00 + Hourly fee + consulting fees (when applicable)



City of Woodinville Fee Schedule 2009

Additional Fees	
FEE TYPE	FEES
Review Time	Hourly fee h
Consultant Reviews	Hourly fee
Revisions	Hourly fee
TECHNICAL REVIEW COMMITTEE	
Concept Meeting (fee includes staff time & administrative costs)	No charge
Miscellaneous Meetings (fee includes staff time & administrative costs)	Hourly fee
Pre Application (fee includes staff time & administrative costs)	\$300.00 +-Hourly fee
Pre-Submittal Meeting (fee includes staff time & administrative costs)	\$300.00 + Hourly fee
TEMPORARY CERTIFICATE OF OCCUPANCY AND EXTENSIONS	
Extension - Permit and Temporary Certificate of Occupancy (TCO)	10% of permit fee amount
Issuance of TCO	10% of permit fee amount