



MASON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT BUILDING PERMIT FEE SCHEDULE

VALUATION BASED FEES:

Building and Fire Code Construction Permits are to be based upon the building valuation or the improvement value of the improvement/s unless otherwise specified. Mason County will utilize the August published International Code Council's (ICC) "Building Valuation Data" as published by the ICC or the value of the improvements. For improvements not covered by the ICC published tables; applicants may be asked to provide valuation data related to the project. If valuation is not provided or supported by the documents provided with the permit application, the Department may determine valuation based on actual cost for construction as determined in the RS Means or Saylor Construction cost publications. The square footage valuations from the ICC tables will be implemented on the first day of September following publication and remain in force through August of the following year (updated annually). The permit fee is based on Table 1 (as shown below) and the plan review fee is calculated at 65% of the building permit fee unless otherwise specified herein. The plan check fee will be collected when the building plans and applications are submitted. In addition, all other review fees and addressing fee, if applicable, will be collected at submittal. The building permit fee, and other associated fees, will be collected when the permit is issued.

- For plumbing and mechanical fees, please refer to the attached tables 1-B and 1-C.
- For Grading Permit fees see table 1-D
- Planning fees are per "Planning Program Permit Fees" documents
- Technology fee per Mason County Ordinance 84.17.
- State Building Fee collected per RCW 19.27.085.
- For additional fee information please contact the Permit Assistance Center at (360) 427-9670 ext. 352.

Table 1 – Building Permit Fees

Total Valuation	Fee
\$1.00 to \$500.00	\$156.00 minimum*
\$501.00 to \$2,000.00	\$156.00 minimum*
\$2,001.00 to \$25,000.00	\$156.00 minimum* or \$76.17 for the first \$2,000.00 plus \$15.40 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00. Whichever is greater
\$25,001.00 to \$50,000.00	\$430.37 for the first \$25,000.00 plus \$11.11 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$708.12 for the first \$50,000.00 plus \$7.70 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$1,093.12 for the first \$100,000.00 plus \$6.16 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$3,557.12 for the first \$500,000.00 plus \$5.22 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.00 and up	\$6,166.35 for the first \$1,000,000.00 plus \$3.46 for each additional \$1,000.00, or fraction thereof

*Permit fees shall be as set forth in Table 1. A minimum fee of **\$156.00** will be assessed or adjusted fee (based upon departmental cost considerations) assigned at the discretion of the Building Official and/or Community Services Director.

PERMIT FEES AND VALUATIONS
 (Plan review fees may apply where applicable)

RESIDENTIAL (AND ACCESSORY) BUILDING VALUATIONS

New construction, and remodels greater than 50%, of "R" occupancies sq ft (including finished basements and additions) are valued per the most current August version of the (ICC) International Code Council's Building Valuation Data for the specified occupancy.
Private garages, storage buildings, green houses and similar structures shall be valued as Utility, Miscellaneous unless otherwise specified
Remodels less than 50% shall be valued at 50% of the table value from the ICC Building Valuation Data for the occupancy specified.

NOTE: all footnotes of Building Valuation Data as published by ICC shall apply.

MISCELLANEOUS VALUATIONS

Covered deck/ Carports	Per sq ft \$24.00
Fences	Per sq ft \$14.00
Decks	Per sq ft \$17.00
Retaining Walls	Per sq ft \$25.00

MISCELLANEOUS VALUATIONS (Shoreline related)

The following projects per WAC 173-27-040 (2) (a) the valuation for these projects must be at cost, or fair market value, whichever is higher. A written contractor's bid or engineer's estimate of cost must be submitted with application.

Bulkheads
Boat Ramps
Docks, Piers, Floats
Stairs and Landings
Pilings

RESIDENTIAL PERMIT FEES
 (Plan review fees may apply where applicable)

MANUFACTURED HOUSING

Manufactured Homes: (see below if perimeter "concrete" foundation system)	Flat fee \$550.00
Modular Home or (Manufactured Home with perimeter concrete foundation)	Flat fee \$720.00
MH Title Elimination	Flat fee \$97.00
MH Runners/Tiedowns	Flat fee \$170.00

MISCELLANEOUS

Foundation Only: Fees based 20% of total valuation of project	Min. \$156.00 (based on value)
Window replacement in existing openings (SEE POLICY FOR IMPORTANT DETAILS)	Flat fee \$131.00

Roofing Only (Residential)	Flat fee	\$131.00
Demolition Fee	Flat fee	\$131.00
Below ground tank removal/abandonment (Residential)	Flat fee	\$97.00
Site Inspection/Investigation:	Per trip	\$97.00
Final Inspection/Expired permit	Per trip	\$97.00
Plan Review Revisions	Per hr.	\$97.00
Re-inspect Fee	Per trip	\$97.00
Geotechnical/Stormwater Review (for related building structural issues)	Per hr.	\$97.00
Addressing Fee	Flat fee	\$185.00
Bldg. Inspections/Adj. Counties	Base Plus Miles (base) (Actual Cost)	
Appeals of Administrative Decisions	Flat fee	\$660.00
Large scale copies (plans)	Per Page	\$4.50
Land Use Prosecutor/Deputy Prosecutor Research and/or Consultation fee:	Per Hr. actual cost to dept.	
Structures or work requiring permits for which no fee is specifically indicated: signs, pools, etc., will be valued utilizing submitted written contractor's bid or engineer's cost information, or closest related item for which a fee is determined.	Min permit fee of	\$156.00
Plan review fees for compliance with the Washington State Energy Code shall be established at the rate of 5% of the building permit fee.	5% of the building permit fee	

*Fees may be adjusted at the discretion of the Building Official and/or Community Development Director

PERMIT FEES PLAN/PLAN REVIEW

Permit fees shall be as set forth in Table 1.

A minimum permit fee of **\$156.00** will be assessed, or adjusted fee assigned at the discretion of the Building Official and/or Community Development Director unless otherwise specified herein.

Plan review fees, where not otherwise provided for or indicated, shall be established at 65% of the building permit fee or a rate of \$97.00 per hour with a one-hour minimum charge.

VIOLATIONS/STOP WORK ORDER PENALTIES AND FINES

Shall be assessed pursuant to Title 14, Title 15, and Codes adopted at time of submittal.

STOCK PLAN FEES

A full plan review fee based upon square footage, occupancy, and use of the building will be collected when the initial stock plan is submitted along with a 1-hour charge for the initial stock plan set-up. The plan review fee for the subsequent submittals is the greater of 20% of the building permit fee, or 1 hour charged at the current rate. The reduced plan check fee will cover review of site-specific conditions and is intended to cover processing costs. If additional reviews are needed because of a geo-technical report or similar issues, hourly fees will be assessed based upon the current adopted fee schedule in effect at the time the building permit application was received. Stock plan use, and limitations will be per current Mason County stock plan policy at time of submittal.

COMMERCIAL STRUCTURES & IMPROVEMENTS, PERMIT AND PLAN REVIEW FEES

VALUATION DETERMINATION

New construction, and remodels greater than 50% of all occupancies are valued per the most current August version of the International Code Council's Building Valuation Data for the specified occupancy.
Remodels less than 50% sq ft, permit and plan review fees shall be based upon 50% of the valuation for the occupancy group listed in the Building Valuation Data as published by the ICC or as determined by the Building Official or Director of Community Development
Written Contractor's Bid or Engineer's Estimate of cost <u>if not specified</u> in the published Building Valuation Data.

PERMIT FEE/PLAN REVIEW

(Permit fees shall be as set forth in Table-1)

A minimum fee of \$156.00 will be assessed, or adjusted fee assigned at the discretion of the Building Official and/or Community Development Director. Plan review fees, where not otherwise provided for or indicated, shall be established at 65% of the building permit fee or a rate of \$97.00 per hour with a one-hour minimum charge.
Plan review fees for compliance with the Washington State Energy Code shall be established at the rate of \$97.00 per-hour or 5% of the building permit fee whichever is greater, with a 1-hour minimum and shall be paid at the time the permit is issued.
Each Commercial Tank installation, or removal, permit fees will be valued per written contractor's bid or Engineer's estimate, or will be a minimum fee base of \$190.00 , whichever is greater in addition to any applicable IFC and IBC plan check fees that may apply.
Re-roof permit fees for commercial structures will be based upon the above criteria or will be a minimum fee base of \$190.00 , whichever is greater in addition to any applicable IFC and IBC plan check fees that may apply.
Change in Tenant Applications \$156.00 in addition to any applicable IFC and IBC plan check fees that may apply.
Commercial Coach \$550.00 . A separate plan review fee and building permit fee will be charged for additional structures, such as landings, ramps, etc.
Modular structure placed on permanent foundation systems \$720.00 . A separate plan review fee and building permit fee will be charged for additional structures, such as landings, ramps, etc.

INTERNATIONAL FIRE CODE / ASSOCIATED FEES

Plan review fees for fire code compliance of building plan reviews.	50% of the IBC plan review fee or a rate of \$97.00 per hour with a one hour minimum
Fire related reviews and site visits for large lot short plat/subdivisions.	Based on the hourly rate of \$97.00 per hour with a one-hour minimum charge.
Fire related plan review and inspection fees where not otherwise provided for, or indicated.	A rate of \$97.00 per hour with a one-hour minimum charge.

AUTOMATIC FIRE ALARMS

Fees to be assessed based upon submitted contractor bid and the adopted fee schedule as depicted in Table 1.	The permit fee will be a minimum fee base of \$190.00 . Plan review fees will be calculated at 65% of permit fee.
Fixed Fire Suppression: Fees to be assessed based upon submitted contractor bid and the adopted fee schedule as depicted in Table 1.	The permit fee will be a minimum fee base of \$190.00 . Plan review fees will be calculated at 65% of permit fee.
Automatic Sprinkler: Fees to be assessed per Building Standards valuation data or upon submitted contractor bid at the discretion of Mason County.	The permit fee will be a minimum fee base of \$190.00 . Plan review fees will be calculated at 65% of permit fee.

MISCELLANEOUS REVIEW

Fire Apparatus Road	Per hr. min fee	\$97.00
Burn Permit	Per Site	\$175.00

FIREWORKS RELATED FEES-LOCAL PERMIT AND LICENSE FEES (LIMITS PURSUANT TO RCW 70.77.555)

Retail Fireworks Stand Permit:	\$100.00 for one retail sales permit for one selling season in a year. Cost includes processing, permit, and inspections.
Public Fireworks Display Permit:	\$250.00 minimum permit fee and min. ½ hr. plan review fee or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved and include administrative costs

TABLE 1-B
PLUMBING PERMIT FEE SCHEDULE
(Commercial Permits Use Unit Fee Schedule)

PERMIT ISSUANCE

Base fee for issuing each permit	Flat fee \$30.00
---	------------------

SINGLE FAMILY RESIDENTIAL PLUMBING FEES (flat fee schedule)

New SFR Plumbing system up to 1499 sq ft, <i>includes one kitchen / two restrooms (min fee)</i>	Flat fee \$182.00
1500 sq ft up to 3000 sq ft (<i>if additional plumbing fixtures beyond one kitchen and two restrooms</i>)	\$182.00 flat fee plus an additional \$50.00
3001 sq ft to 6000 sq ft	\$232.00 flat fee plus an additional \$75.00
Over 6000 sq ft.	\$307.00 flat fee plus an additional \$100.00

SWIMMING POOLS

(May require fencing or other protection per state statute)

Fencing or other protection inspection as required per state statute	Flat fee \$48.50
For each above ground swimming pool over 5000 gallons	Flat fee \$62.50
For each in-ground swimming pool or built-in spa in addition to plan review fees as applicable.	Min fee \$156.00

UNIT FEE SCHEDULE

For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and associated backflow protection.	\$10.00
For each repair or alteration of drainage or vent piping, each fixture	\$10.00
For each gas piping system of one to five outlets	\$9.00
For each additional gas piping system outlet, per outlet	\$3.00
For each building sewer and each trailer park individual sewer line.	\$21.00
Rainwater system/s-per drain (inside building)	\$21.00
For each private sewage disposal system lateral line to structure.	\$48.50
Note: Addition permit is required to be issued for all private sewer system. (Contact County Environmental Health Dept.)	
For each water heater and or vent associated with a gas fired water heater	\$10.00
For each waste water pretreatment interceptor or grease trap including vent up to 200 gallons.	\$10.00
For each waste water pretreatment interceptor or grease trap including vent over 200 gallons.	\$60.00

For each installation, alteration or repair of water piping and/or water treatment equip each.	\$10.00
For each state compliant gray water system. (see state statutes for design restrictions)	\$60.00
For each lawn sprinkler system on any one meter including associated backflow devices.	\$10.00
For atmospheric-type vacuum breakers not included in lawn systems: 1 to 5 Over 5, each	\$7.00 \$2.00
For each backflow protective device other than atmospheric type vacuum breakers: 2-inch diameter and smaller Over 2-inch diameter	\$10.00 \$22.00
For installation and testing of a reclaimed water system.	Based on value and Table-1 fees
For each medical gas piping system serving one to five inlets/outlets for a specific gas	\$80.00
For each additional medical gas inlet/outlet.	\$7.00
For each annual cross-connection Inspection testing of a reclaimed water system.	\$80.00

OTHER INSPECTIONS AND FEES (Plumbing)

Inspections outside of normal business hours* (Minimum charge two hours)	\$145.00
Reinspection fee, minimum fee for one hour	\$97.00
Over one hour is an additional charge per hour of	\$97.00
Inspections for which no fee is specifically indicated*	\$97.00
Additional plan review for changes, additions or revisions to approved plans (1/2-hour minimum)*	\$97.00

*Per hour based on hours worked or cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of all the employees involved as determined by the County.

**TABLE 1-C
MECHANICAL PERMIT FEE SCHEDULE**

PERMIT ISSUANCE

For the issuance of each mechanical permit	\$30.00
--	---------

SINGLE FAMILY RESIDENTIAL MECHANICAL FEES (flat fee schedule)

New SFR Mechanical system up to 1499 sq ft,	Flat fee \$136.00
1500 sq ft up to 3000 sq ft	\$136.00 flat fee plus an additional \$75.00
3001 sq ft to 6000 sq ft	\$211.00 flat fee plus an additional \$125.00
Over 6000 sq ft.	\$336.00 flat fee plus an additional \$150.00

UNIT FEE SCHEDULE

For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100 Btu/h.	\$19.00
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 Btu/h	\$23.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater.	\$19.00
For the installation or relocation of each floor furnace, including vent.	\$19.00

APPLIANCE VENTS

For the installation, relocation or replacement of each appliance vent installed and not included in another permit.	\$10.00
--	---------

REPAIRS OR ADDITIONS

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.	\$17.00
--	---------

BOILERS, COMPRESSORS AND ABSORPTION SYSTEMS (INCL. HEAT PUMP)

For each absorption system to and including 100,000 Btu/h(29.3kW)	\$19.00
For the installation or relocation of each boiler or compressor over three horsepower (10.6kW) to and including 15 horsepower (52.7kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6kW).	\$35.00
For the installation or relocation of each boiler or compressor over 30 horsepower (52.7 kW) to and Including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and Including 1,000,000 Btu/h (293.1 kW)	\$46.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and Including 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)	\$70.00
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW) or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$115.00

AIR HANDLERS

For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719L/s), including attached ducts. Note: This fee does not apply to an air-handling unit, which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.	\$14.00
Factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.	\$23.00
For each air-handling unit over 10,000 cfm (4719L/s)	\$14.00

VENTILATION AND EXHAUST

For each ventilation fan connected to a single duct	\$10.00
For each ventilation system which is not a portion of any other permitted heating or air-conditioning system.	\$14.00
For the installation of each hood which is served by mechanical exhaust, including the ducts for each hood.	\$14.00

MISCELLANEOUS

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.	\$14.00
---	---------

OTHER INSPECTIONS AND FEE

Inspections outside of normal business hours, per hour (minimum charge two hours)	\$145.00
Reinspection fee, minimum fee for one hour	\$97.00
Over one hour is an additional charge per hour of:	\$97.00
Inspections for which no fee is specifically indicated, per hour (minimum charge one-half hour)	\$97.00
Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge-one-half hour)	\$97.00
Liquid propane tank, above ground tank, below ground tank (Residential Only)	\$97.00
Solid Fuel Burning Equipment: Wood, Pellet, LP and fireplace, barbeque appliances.	\$97.00

**TABLE 1-D
GRADING PERMIT FEES**

PERMIT ISSUANCE

Unless otherwise exempt per Mason County Municipal Code (MCC) no person shall perform any grading without first having obtained a grading permit from the County. A grading permit shall be required for a project involving excavation or fill that total:

- **Two hundred** or more cubic yards of grading material for **lots exceeding one-acre** and which do not impact neighboring properties or which are not otherwise exempted.
- Grading activities not requiring a grading permit shall comply with the standards listed in Sections 14.44.170 through 14.44.210 of the Mason County Municipal Code.
- Lots less than **one-acre** are subject to permits when excavation or fill exceeds fifty cubic yards unless specifically exempted by Section 14.44.050, subsection (b) of the MCC.

GRADING PLAN REVIEW FEES (cu yards)

50 cubic yards or less	No fee
51 to 100 cubic yards	\$97.00
101 to 1,000 cubic yards	\$194.00
1,001 to 10,000 cubic yards	\$291.00
10,001 to 100,000 cubic yards	\$291.00 for the first 10,000 yards plus \$22.00 for each additional 10,000 yards up to 100,000 yards.
100,001 to 200,000 cubic yards	\$489.00 for the first 100,000 yards plus \$11.00 for each additional 10,000 yards up to 200,000 yards.
Over 200,000 yards	\$599.00 for the first 200,000 yards plus \$7.00 for each additional 10,000 yards.

GRADING PERMIT FEES (cu yards)

50 cubic yards or less	No fee
51 to 100 cubic yards	\$97.00
101 to 1,000 cubic yards	\$291.00
1,001 to 10,000 cubic yards	\$291.00 for the first 1,000 yards plus \$27.00 for each additional 1,000 yards or fraction thereof up to 10,000 yards.
10,001 to 100,000 cubic yards	\$534.00 for the first 10,000 yards plus \$90.00 for each additional 10,000 yards or fraction thereof up to 100,000 yards
100,001 to 200,000 cubic yards	\$1344.00 for the first 100,000 yards plus \$60.00 for each additional 10,000 yards or fraction thereof up to 200,000 yards.
Over 200,000 yards	\$1944.00 for the first 200,000 yards plus \$30.00 for each additional 10,000 yards or fraction thereof.