

RESOLUTION NO. 135-01

AMENDING OF THE MASON COUNTY BUILDING PERMIT
FEE SCHEDULE AND VALUATION CRITERIA

IN THE MATTER OF:

Amending the Mason County building permit fee schedule and valuation criteria that is used in the assessment of fees applicable to all permits required under the Mason County Code, Title 14, Building and Construction.

WHEREAS, pursuant to Mason County Code, Title 14, Section 14.08.060, fees shall be assessed in accordance to the fee schedule adopted by the jurisdiction for all permits; and

WHEREAS, Mason County Resolution 33-98, established the valuation criteria presently used and is now deemed to be outdated in comparison with current average construction cost data provided by the Building Standards magazine published by the International Conference of Building Officials; and

WHEREAS, the Mason County Board of Commissioners held a public hearing on December 11, 2001 to receive public comments and finalize the text of the Mason County Building Permit Fee Schedule and Valuation Criteria;

NOW, THEREFORE, BE IT RESOLVED THAT:

The Mason County Board of Commissioners hereby amend and adopt the Mason County Building Permit Fee Schedule and Valuation Criteria, attached hereto as Exhibit A, which establishes the standard procedures for the valuation and assessment of fees for all required permits under Title 14 of the Mason County Code; the fees shall apply to all permit applications filed on or after January 1, 2002.

DATED this 11th day of December, 2001.

ATTEST:

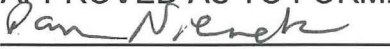
BOARD OF COUNTY COMMISSIONERS


Clerk of the Board


Herb Baze, Chairman


Wesley E. Johnson

APPROVED AS TO FORM:


Deputy Prosecutor


Bob Holter

EXHIBIT A

MASON COUNTY BUILDING PERMIT FEES

Effective: 01/01/2002

Dollar values listed below will be used to determine project valuations.

Group R (Dwelling Units)

| | |
|---------------|----------------|
| R-3 | \$ 58.08 SQ FT |
| R-3 Addition | 58.08 SQ FT |
| Remodel > 50% | 58.08 SQ FT |
| Remodel < 50% | 17.81 SQ FT |
| Basement | 17.34 SQ FT |

Group U

| | |
|-----------------------|----------------|
| Garage | \$ 20.94 SQ FT |
| Carports/Covered Deck | 14.34 SQ FT |
| Storage Building | 12.24 SQ FT |
| Agricultural Building | 12.24 SQ FT |
| Green Houses | 12.24 SQ FT |
| Fences | 6.40 LINEAL FT |
| Tanks/Tank Removal | 52.30 FLAT FEE |

Manufactured Housing

| | |
|--------------------------------------------|--------------------|
| Manufactured/Modular Homes | \$ 389.00 FLAT FEE |
| MH Runners/Tiedowns (under existing units) | 52.30 FLAT FEE |
| MH Title Elimination | 24.50 FLAT FEE |
| RV Usage | 52.30 FLAT FEE |

Commercial Structures

| | |
|-----------------------------|-------------------------------------------------------------------------|
| >50% Floor Area | *Building Valuation Data published by ICBO in <u>Building Standards</u> |
| < 50% not to exceed 2000 SF | \$ 212.00 FLAT FEE + Plan Check Fee |
| Tenant Improvement | \$ 111.00 FLAT FEE |

Shoreline Related Permits

| | |
|----------------------|----------------|
| Bulkhead | \$ 10.50 SQ FT |
| Boatramps | 10.50 SQ FT |
| Docks, Piers, Floats | 10.50 SQ FT |
| Stairs and Landings | 10.50 SQ FT |
| Saltwater Pilings | 1,275 Per Pile |

Land Modification Permits

| | |
|---------|---------------------------------------------------------------------|
| Grading | Appendix 33, 1997 Uniform Building Code Table A-33-A & Table A-33-B |
|---------|---------------------------------------------------------------------|

Miscellaneous Permit Fees

| | | | |
|---------------------------------|--------------------|----------------------|-------------------|
| Foundation | \$ 111.00 FLAT FEE | Change of Use | \$ 52.30 FLAT FEE |
| Retaining Walls | 10.50 SQ FT | Re-Inspection Fee | 52.30 PER INSP |
| Decks | 10.50 SQ FT | Abatement Order | 220.00 FLAT FEE |
| Wood/Gas/Pellet Stoves | 52.30 FLAT FEE | WA State Bldg Fee | 4.50 FLATFEE |
| Fireplace | 52.30 FLAT FEE | Demolition | 52.30 FLAT FEE |
| Site Inspection | 52.30 FLAT FEE | Demolition/Abatement | 93.50 FLAT FEE |
| Site Inspection, Expired Permit | 52.30 PER INSP. | Sidyard Variance | 71.00 FLAT FEE |
| Roofing – Residential | 52.30 FLAT FEE | Roofing – Commercial | 111.00 FLAT FEE |

Appeals Board Fee (Administrative Decision) \$ 111.00 FLAT FEE

Building Inspection outside Mason County (adjacent counties only) \$ 111.00 +.315 per mile

Plumbing Fees

Base and fixture fees, Table 1-1
1997 Uniform Plumbing Code

Mechanical Fees

Base and unit Fee Table 1-A
1997 Uniform Mechanical Code

Fire Protection Systems

| | |
|------------------------|-----------|
| Automatic Fire Alarm | \$ 100.00 |
| Fixed Fire Suppression | 100.00 |
| Auto Sprinkler | 100.00 |

Plan review fees for fire code compliance shall be established at 50% of the Uniform Building Code plan review fee for commercial projects.

Other (Re-Classified Items)

Towers
Private Bridges, Vehicular
Parking Platforms
Railways
Signs
Commercial Tanks used for dispensing
Swimming Pools, Spas & Hot Tubs
Elevators

Fees shall be assessed by submitted written bid or engineer's established cost. If no bid is submitted, the fee will be based upon the minimum permit fee. Plan check per UBC – ½ hour minimum and number of inspections required or closest related item for which a fee is determined by the current ICBO Building Standards schedule.

This category shall include all other required permits for which no fee is specifically indicated.

*Valuations for new commercial structures and remodeled >50% commercial structures are based upon the current ICBO Building Standards Valuation Data Recommendations with a .88 modifier.

Photocopy, large sheets (18"x24" or 24"x36") - \$3.50 per sheet

Permit Fees

The permit fees for each permit shall be as set forth in table 1-A of the 1997 Uniform Building Code (UBC). All plumbing and mechanical permit fees shall be established in those codes.

Plan Review Fees

Plan review fees shall be assessed per section 107.3 of the 1997 Uniform Building Code and paid at the time building permits are submitted for plan review. Such fees shall be 65% of the building permit fee established and shown under table 1-A of the 1997 Uniform Building Code.

Plan review fees for Non-Residential Energy Code compliance shall be established at the rate of \$52.30 per hour, ½ hour minimum and shall be paid at the time the permit is issued.

Violations

1st Violation: Permit fee x 2 (See Title 14)

2nd Violation: See Title 14, same site and owner: Building permit fee x3

3rd Violation: See Title 14, same site and owner: Referral to the Mason County Prosecutor's Office.

Complaints and violations deemed valid shall pay \$52.30 for each site investigation or inspection.