

Ordinance No. 148-02

**AMENDING OF RESOLUTION 135-01: 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 building and fire code related permits required under the Mason County Code, Title 14, Building and Construction.

WHEREAS, pursuant to the Mason County Code, Title 14, Section 14.08.090, fees shall be assessed in accordance to the fee schedule adopted by the jurisdiction for all permits; and

WHEREAS, Mason County Resolution 135-01, established the valuation criteria presently used and is now inadequate for the services provided, and deficient in comparison with current average construction cost data provided by the Building Standards Magazine and published by the International Conference of Building Officials; and

WHEREAS, the Mason County Board of Commissioners held a public hearing on November 19, 2002 to receive 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; Further, the fee schedule and valuation criteria, as applicable, shall be adjusted annually to concur with the Building Valuation Data as published in May/June Building Standards Magazine published by the International Conference of Building Officials and will also adjust with the adoption of subsequent codes and tables within. These fees shall apply to all permit applications filed on or after January 1, 2003.

DATED this 19th day of November, 2002.

ATTEST:

Rebecca S Rogers
Clerk of the Board

BOARD OF COUNTY COMMISSIONERS

Wesley E. Johnson
Wesley E. Johnson, Chair

APPROVED AS TO FORM:

Dawn Menden DPO
Deputy Prosecuting Attorney

Herb Baze
Herb Baze
Robert Holter
Robert Holter

MASON COUNTY BUILDING PERMIT FEE SCHEDULE
AND
VALUATION CRITERIA

Effective date: January 1, 2003

GROUP R

*R-1 and R-3, New construction, Additions, Basements: Current Building Standards Valuation Data at time of submittal

*R-1 and R-3, Remodels greater than 50%: Current Building Standards Valuation Data for new construction at time of submittal

*R-1 and R-3, Remodels less than 50%: \$19.50 sq ft

MANUFACTURED HOUSING

*Manufactured/Modular Homes (foundation fee and plan review not included on modulars)

\$ 422.10

*MH Title Elimination: \$ 26.60

*MH Runners/Tiedowns: \$ 56.80 permit \$36.90 Plan review

GROUP U

*Garage, Carports/Covered Decks: Current Building Standard Valuation Data at time of permit submittal

*Storage Buildings: \$ 13.30 sq ft

*Green Houses: \$ 13.30 sq ft

*Agricultural Buildings: \$ 13.30 sq ft

*Fences \$ 7.00 lineal foot

*Tanks/Tank Removal (Res. only) \$ 56.80 flat fee

SHORELINE RELATED PERMITS

*Bulkheads \$ 11.40 sq ft

*Boat ramps \$ 11.40 sq ft

*Docks, Piers, Floats \$ 11.40 sq ft

*Stairs and Landings \$ 11.40 sq ft

*Saltwater Pilings \$ 1383.40 per piling

MISCELLANEOUS PERMIT FEES (Plan Review fees may apply where applicable)

*Foundation \$120.50 flat fee

*Retaining Walls \$ 11.40 sq ft

*Decks \$ 11.40 sq ft

*Site Inspection \$ 56.80

*Final Inspection/Expired permit \$ 56.80

*Roofing-Residential \$ 56.80

(Limited to tear off, no structural)

*Bldg Inspections/adj. Counties \$113.60

+mileage

*Site plan Revisions \$56.80

*Change of Use \$ 56.80

*Re-inspect Fee \$ 56.80

*Demolition Fee \$ 56.80

*Sideyard Variance \$ 77.10

(Site inspection/recording fees add'l)

*Addressing Fee \$140.00

*Appeals

Administrative decision \$ 120.50

Abatement Order \$ 238.70

OTHER

Structures or work requiring permits for which no fee is specifically indicated will be valued and assessed utilizing submitted written contractor/engineering cost bid information or closest related item for which a fee is determined by Building Standards valuation data criteria and/or at the discretion of the Building Official and Fire Marshal.

PERMIT FEES/PLAN REVIEW

Permit fees shall be as set forth in Table 1-A of the 1997 Uniform Building Code, or codes adopted at time of submittal. Plan review fees, where not otherwise provided for or indicated, shall be established at the rate of \$56.80 per hour with a one hour minimum charge.

Plan review fees for compliance to the Non-Residential Energy Code shall be established at the rate of \$56.80 per hour, with a 1/2 hour minimum and shall be paid at the time the permit is issued.

VIOLATION/STOP WORK ORDER

- 1ST violation posting: Permit fee x 2 (Reference UBC Section 107.5.2 Fee)
- 2nd violation posting: Permit fee x 3 (Same site and owner)

COMMERCIAL STRUCTURES & IMPROVEMENTS

- 1.) Building Standards Valuation Data
- 2.) Contractor/Engineer Estimate if not specified in standards
- 3.) Misc. Tank installation/removal permit fees will be based upon the above criteria or will be a minimum fee base of \$120.50, whichever is greater. Additionally UFC and UBC plan check fees may apply.
- 4.) Re-roof permit fees for commercial structures will be based upon the above criteria or will be a minimum fee base of \$120.50, whichever is greater. Additionally UFC and UBC plan review fees may apply.
- 5.) Tenant Review Applications \$120.50
Additionally, UFC and UBC plan review fees may apply

***PLUMBING FEES**

Base and fixture fees, Table 1-1
1997 Uniform Plumbing Code
or applicable code in effect
at time of submittal

***MECHANICAL FEES**

Base and unit fees, Table 1-A
1997 Uniform Mechanical Code or
or applicable code in effect at
time of submittal

Plan review fees may be assessed at discretion of Building Official

LAND MODIFICATION

Fees assessed pursuant to 1997 Uniform Building Code, Appendix 33, Table A-33-A and Table A-33-B or code in effect at the time of submittal. Additional fees may apply for review.

UNIFORM FIRE CODE/ASSOCIATED FEES

Automatic Fire Alarms: Fees to be assessed based upon submitted contractor bid and Table 1-A of 1997 Uniform Building Code. Exception: The permit fee will be a minimum fee base of \$100.00. Plan review fees will be calculated at 65% of permit fee.

Fixed Fire Suppression: Fees to be assessed based upon submitted contractor bid and Table 1-A of the 1997 Uniform Building Code. Exception: The permit fee will be a minimum fee base of \$100.00. 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 the Fire Marshal. Exception: The permit fee will be a minimum fee base of \$100.00. Plan review fees will be calculated at 65% of permit fee.

Plan review fees for fire code compliance on reviews not noted above, where applicable, shall be established at 50% of the UBC plan review fee.

Fireworks related fees-Local permit and license fee limits

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: \$100.00 minimum permit fee and min. 1/2 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. In no case shall the costs total more than five thousand dollars for any one display permit pursuant to RCW70.77.555