



BUILDING PERMIT FEES 2020

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Development Review Technology Surcharge:

A 5% technology surcharge will be added to all fees listed other than state, impact, mitigation or facility charges.

Type of Development - Submittal Fees:

Single Family	Multi-Family	Commercial Remodel/Tenant Improvement	Commercial New/Addition
Plan Check ¹	Plan Check ¹	Plan Check ¹	Plan Check ¹
5% Technology Fee	Fire Plan Check ² 5% Technology Fee	Fire Plan Check ² 5% Technology Fee 1 st time or change of use tenant: \$230 (planning review)	Fire Plan Check ² 5% Technology Fee Consultant Plan Review ¹

Type of Development - Fees Due at Permit Issuance:

Single Family	Multi-Family	Commercial Remodel/Tenant Improvement	Commercial New/Addition
Building Permit Fee	Building Permit Fee	Building Permit Fee	Building Permit Fee
Energy Code Review ³	Energy Code Review ³	Energy Code Review ³	Energy Code Review ³
State Fee ⁴	State Fee ⁴	State Fee ⁴	State Fee ⁴
5% Technology Fee	5% Technology Fee	5% Technology Fee	5% Technology Fee
Mechanical & Plumbing	Mechanical & Plumbing	Mechanical & Plumbing	Mechanical & Plumbing
Storm Drain Inspection	Storm Drain Inspection	Traffic Impact*	Traffic Impact*
Residential Site Review and Inspection ⁵	Residential Site Review and Inspection ⁵	Fire Impact*	Fire Impact*
Single Family Planning Review ⁸	Multifamily Planning Review ⁹	Park Impact*	Park Impact*
Traffic Impact*	Traffic Impact*	Hazmat Review- if required ⁶	Hazmat Review- if required ⁶
Fire Impact*	Fire Impact*		
Park Impact*	Park Impact*		
School Impact*	School Impact*		
ADU Planning Review ⁷			

* Applicable to all new development and development changing the existing use: Impact Fees - see Form X

- 1: Building Plan Check that requires consultant review: Plan Check fee + Consultant review fees.
- 2: Fire Plan Check Fee (all new commercial and multi-family bldgs, or 1st Time/Change of Use TI): \$.09 per square foot
- 3: Review fees to ensure compliance with the Washington State Energy Code: New Single Family building \$166, Residential Remodel/Addition: \$166, New Multi-family building: \$330 per structure + \$87 per unit; New Commercial building: \$330, Tenant Improvement: \$166.
- 4: Residential: \$6.50 State fee for each building permit + \$2.00 for each residential unit after the first unit. Commercial (mixed use or non-residential): \$25 State fee for each building permit + \$2.00 for each residential unit after the first unit.
- 5: \$610.00 Residential site review and inspection - New Construction and Additions: Prior to issuance of residential building permits (multi-family or single family), site plans for residential construction are reviewed for consistency with applicable City codes and design and construction standards and specifications, which may include water lines, sanitary sewer lines, storm water retention/detention and drainage systems, streets, curbs, gutters, driveways, sidewalks and easements. Subsequent to permit issuance, required site inspections are performed.
- 6: Fire Department Hazmat Consultant review: if Hazardous Materials Inventory Statement peer review is required, then an additional consultant review fee is charged to applicant by the peer reviewer.
- 7: Accessory Dwelling Unit fees: see ADU submittal checklist.
- 8: Single Family Planning Review: \$167
- 9: Multifamily Planning Review: \$334

BUILDING FEES 2020

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Development Review Technology Surcharge:

To reimburse the City for costs specifically related to electronic development review and permit tracking, a **5% technology surcharge will be added to all fees listed other than state, impact, mitigation or facility charges.**

Determining the Building Permit Fee:

Square foot value multipliers are based on Building Valuation Data from ICC, updated February/August. The following square footage multipliers are used to determine new construction valuations. See ICC for current table.

New living area	\$122.46/sq.ft	Garage/Storage/Shed	\$48.30/sq.ft.
Deck	18.50/sq.ft.	Carport	18.50/sq.ft.
Heated basement.....	122.46/sq.ft.	Unheated basement.....	22.45/sq.ft.

Total Valuation	Permit Fee Per BMC Table 20.02.155-A
\$1 to \$500	\$28.50
\$501 to \$2,000	\$28.50 for the first \$500 + \$3.65 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$83.00 for the first \$2,000 + \$16.80 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$470.00 for the first \$25,000 + \$12.00 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$772.50 for the first \$50,000 + \$8.40 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,192.50 for the first \$100,000 + \$6.75 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,878.50 for the first \$500,000 + \$5.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$6,730.50 for the first \$1,000,000 + \$4.50 for each additional \$1,000 or fraction thereof.

Determining the Plan Check Fee (this fee is due at application submittal):

Multiply the building permit fee by .65 to determine plan check fee.

Additional Types of Permits: (5% technology surcharge is added to the following fees)

- Plumbing and Mechanical Permits See Plumbing and Mechanical Permit Application for Fees. Residential IRC design building permits are combination permits, and include plumbing and mechanical
- Residential or Commercial pool..... Permit Fee, Plan Check Fee based on Valuation, 5% Tech Fee + State Fee
- Commercial hot tub..... Permit Fee & Plan Check Fee based on Valuation, 5% Tech Fee + State Fee
- Demolition Main Structure: \$346.00 + 5% Tech Fee + State Fee
 Accessory Structure: \$62.00 + 5% Tech Fee + State Fee
 Historic Structure demolition permits: \$345 + 5% Tech Fee + State Fee + hourly Planning Review fee
- Moved Buildings - into or within City..... Permit fee \$43.00 + Pre-move inspection fee \$264.00 + 5% Tech Fee.
 Foundation permit for moved buildings shall be in addition to the pre-move inspection fee, based on valuation, or actual costs (additional traffic control costs, etc.). See BMC 20.04.060 for additional information.
- Mobile Home Installation \$312.05 (291.00 + 5% Tech Fee + State Fee)
- Residential Re-roof..... \$137.75 (125.00 + 5% Tech Fee + State Fee)
- Commercial Re-roof..... Permit Fee & Plan Check Fee based on Valuation, 5% Tech Fee + State Fee
- Fence over 6 feet..... Permit Fee & Plan Check Fee based on Valuation, 5% Tech Fee + State Fee
- Signs Permit Fee & Plan Check Fee based on Valuation, 5% Tech Fee + State Fee + Planning Review Fee of \$233.00.
- Title Elimination Inspection..... \$174.30 (166 + 5% Tech Fee)
- Adult Family Home Inspection..... \$174.30 (166 + 5% Tech Fee)
- Building Department Re-inspection Fee. \$174.30 (166 + 5% Tech Fee)
- Additional Plan Review Fee per hr (applicant revisions or reviews after 3rd review).....\$174.30 (166 + 5% Tech Fee)