



15.05.060 Building permit fees and valuation.

A. Plan Review Deposit. At the time of submitting plans, specifications or other data for plan review, a plan review deposit shall be collected by the director of community development for each permit application as set forth in Table 15.05.060(A). The deposit shall be deducted from the total fee due at the time the permit is issued.

B. Building Valuations. Building construction and unit construction valuations, for the purpose of calculating building permit fees, shall be determined by the director of community development in accordance with Table 15.05.060(B), Part I or Part II or may be based upon the applicant's submitted construction valuation if Table 15.05.060(B), Valuation and Fee Schedule, or Table 15.05.060(D), Unit Permit Fees, are not applicable to the proposed work.

C. Building Permit Fees. Building permit fees based upon construction valuations shall be calculated in accordance with Table 15.05.060(C), Valuation/Permit Fee Schedule. Building permit fees for individual items of construction shall be calculated in accordance with Table 15.05.060(D), Unit Permit Fees, when the fees are not based upon the construction valuation.

D. Plan Review Fees. The plan review fee shall be 65 percent of the building permit fee stipulated in this section when the building permit fee is based upon the construction valuation. The plan review fee is a separate fee from the building permit fees specified in this section and is in addition to the building permit fees. Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate specified in this section.

E. Fee Refunds.

1. The building official may authorize the refunding of any fee collected pursuant to this section that was erroneously paid or collected.
2. The building official may authorize refunding of not more than 80 percent of the building permit fee paid when no work has been done under the permit issued in accordance with this code; not more than 70 percent of the building permit fee after foundation construction has commenced; and not more than 50 percent of the building permit fee after framing or above-grade wall construction has commenced. No building permit fee shall be refunded after the framing or above-grade wall construction has been inspected and approved.
3. The building official may authorize refunding of not more than 80 percent of the plan review deposit when a permit application for which a plan review deposit was paid is canceled or withdrawn before any plan review is commenced; not more than 20 percent of the plan review fee when a permit application is canceled or withdrawn after a plan review correction list has been completed; no plan review deposit or plan review fee shall be refunded after the permit application has been approved for issuance.

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**TABLE 15.05.060(A)
PLAN REVIEW DEPOSIT**

	<u>Deposit</u>
New Residences, Apartments, and Motels:	
Up to 1,000 sq. ft.	\$200.00
1,000 to 2,500 sq. ft.	\$600.00
2,500 to 5,000 sq. ft.	\$800.00
Over 5,000 sq. ft.	\$1,000
Garage and carports	\$75.00
Interior residential remodels, sunrooms, patio covers and decks	\$50.00
New Commercial:	
Up to 1,000 sq. ft.	\$200.00
1,000 to 3,000 sq. ft.	\$500.00
3,000 to 10,000 sq. ft.	\$800.00
10,000 to 20,000 sq. ft.	\$1,500
Over 20,000 sq. ft.	\$2,500
Interior commercial remodels and tenant improvements	\$50.00
Swimming pools, hot tubs and spas	\$100.00
All others	\$50.00

Note: For condominium and townhouse developments, the deposit is based upon the floor area of each different building plan.

**TABLE 15.05.060(B)
VALUATION AND FEE SCHEDULE PART I:**

DEFINITIONS OF TYPES OF CONSTRUCTION	
IA	– All noncombustible material with fire-rated protection.
IB	– All noncombustible material without fire-rated protection.
IIA	– All noncombustible material with fire-rated protection.
IIB	– All noncombustible material without fire-rated protection.
IIIA	– Exterior frame with noncombustible material with fire-rated protection.
IIIB	– Exterior frame with noncombustible material without fire-rated protection.
IV	– Heavy timber.
VA	– Any material with fire-rated protection.
VB	– Any material without fire-rated protection.

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**Occupancy and Valuation Per
Type of Construction Square Foot**

1. Group A – 1 Assembly, Theaters, with Stage

IA	\$170.50
IB	\$164.50
IIA	\$160.50
IIB	\$153.50
IIIA	\$142.00
IIIB	\$141.00
IV	\$148.50
VA	\$130.50
VB	\$125.50

2. Group A – 1 Assembly, Theaters, without Stage

IA	\$156.50
IB	\$150.50
IIA	\$146.50
IIB	\$139.50
IIIA	\$128.00
IIIB	\$127.50
IV	\$134.00
VA	\$116.50
VB	\$111.50

3. Group A – 2 Assembly, Nightclubs

IA	\$124.50
IB	\$120.50
IIA	\$117.00
IIB	\$112.00
IIIA	\$102.00
IIIB	\$102.50
IV	\$107.50
VA	\$93.50
VB	\$90.00

4. Group A – 2 Assembly, Restaurants, Bars, Banquet Halls

IA	\$124.50
IB	\$120.50
IIA	\$116.00
IIB	\$112.00
IIIA	\$102.00
IIIB	\$102.50
IV	\$107.50
VA	\$92.50
VB	\$90.00

5. Group A – 3 Assembly, Churches

IA	\$127.00
IB	\$121.00
IIA	\$117.00
IIB	\$110.00
IIIA	\$98.50
IIIB	\$97.50
IV	\$104.50
VA	\$87.00
VB	\$82.00

6. Group A – 3 Assembly, General, Community Halls, Libraries, Museums

IA	\$127.00
IB	\$121.00
IIA	\$116.00
IIB	\$110.00
IIIA	\$97.50
IIIB	\$97.50
IV	\$104.50
VA	\$86.00
VB	\$82.00

7. Group A – 4 Assembly, Arenas

IA	\$130.00
IB	\$126.00
IIA	\$121.50
IIB	\$117.50
IIIA	\$104.50
IIIB	\$103.50
IV	\$112.50
VA	\$92.50

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VB	\$95.50	IV	\$62.50
		VA	\$47.50
		VB	\$43.50
8. Group B Business		12. Group H – 1 High Hazard – Explosives	
IA	\$133.00	IA	\$70.50
IB	\$127.50	IB	\$66.50
IIA	\$123.50	IIA	\$62.50
IIB	\$117.50	IIB	\$59.00
IIIA	\$104.50	IIIA	\$50.50
IIIB	\$103.50	IIIB	\$50.50
IV	\$112.50	IV	\$56.00
VA	\$92.50	VA	\$41.00
VB	\$88.50	VB	N.P.*
9. Group E Educational		13. Group H – 2, 3, 4 High Hazard	
IA	\$141.50	IA	\$72.50
IB	\$136.50	IB	\$68.50
IIA	\$132.50	IIA	\$69.00
IIB	\$126.00	IIB	\$65.00
IIIA	\$116.00	IIIA	\$61.50
IIIB	\$113.00	IIIB	\$53.00
IV	\$122.00	IV	\$53.50
VA	\$102.50	VA	\$43.50
VB	\$98.50	VB	\$39.50
10. Group F – 1 Factory and Industrial, Moderate Hazard		14. Group H – 5 Hazardous Production Materials	
IA	\$77.50	IA	\$133.00
IB	\$74.00	IB	\$127.50
IIA	\$69.00	IIA	\$123.50
IIB	\$66.50	IIB	\$117.50
IIIA	\$56.50	IIIA	\$104.50
IIIB	\$58.00	IIIB	\$103.50
IV	\$63.50	IV	\$112.50
VA	\$47.50	VA	\$92.50
VB	\$44.50	VB	\$88.50
11. Group F – 2 Factory and Industrial, Low Hazard			
IA	\$77.00		
IB	\$73.00		
IIA	\$69.00		
IIB	\$65.50		
IIIA	\$57.00		
IIIB	\$57.00		

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15. Group I – 1 Institutional, Supervised Environment

IA	\$131.50
IB	\$127.00
IIA	\$123.50
IIB	\$118.00
IIIA	\$118.00
IIIB	\$108.00
IV	\$108.00
VA	\$98.50
VB	\$94.50

16. Group I – 2 Institutional, Incapacitated

IA	\$226.50
IB	\$221.50
IIA	\$217.00
IIB	\$211.00
IIIA	\$197.50
IIIB	\$N.P.*
IV	\$206.00
VA	\$185.50
VB	\$N.P.*

17. Group I – 3 Institutional, Restrained

IA	\$152.50
IB	\$147.50
IIA	\$143.00
IIB	\$137.00
IIIA	\$125.50
IIIB	\$123.50
IV	\$132.50
VA	\$113.50
VB	\$107.50

18. Group I – 4 Institutional, Day Care Facilities

IA	\$128.00
IB	\$123.50
IIA	\$120.00
IIB	\$114.50
IIIA	\$104.50
IIIB	\$104.50
IV	\$113.50
VA	\$95.50

VB	\$91.00
19. Group M	Mercantile

IA	\$95.50
IB	\$91.50
IIA	\$88.00
IIB	\$83.00
IIIA	\$73.50
IIIB	\$74.00
IV	\$78.50
VA	\$64.00
VB	\$61.50

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PART II: UNIT CONSTRUCTION VALUATIONS

The following costs for determination of the construction valuation of individual items and building components are exclusive of all other architectural, structural, electrical, mechanical and plumbing work unless otherwise specified. All costs are per square foot unless noted otherwise.

Building Component/Item	Cost
Retaining walls not supporting a building or roof structure (1)	\$12.50
Roof structure replacement and roofing material supported on existing foundation and walls (1), including trusses, rafters, sheeting and roofing material supported on existing foundation and wall	
Asphalt Shingles	\$10.00 per sq. ft.
Clay Tile	\$16.00 per sq. ft.
Wood Shake or Shingle	\$12.00 per sq. ft.
Rolled Roofing	\$8.00 per sq. ft.
Built Up or Hot Mop	\$10.00 per sq. ft.
Interior and exterior walls or partitions, including finish materials, doors, and windows:	
Wood or metal frame (1)	\$35.00 per L.F.
Masonry, including footing (1)	\$65.00 per L.F.
Stairs, wood or metal, including footings and supports (1) (Concrete and masonry, see retaining walls)	\$8.00

Note: (1) Add the appropriate unit permit fee(s) for electrical, mechanical and plumbing work not included in the building component valuation. Refer to Table 15.05.060(D).

**TABLE 15.05.060(C)
VALUATION/PERMIT FEE SCHEDULE**

Total Valuation	Fee
\$1.00 to \$500.00	\$30.00
\$501.00 to \$2,000	\$30.00 for the first \$500.00 plus \$2.75 for each additional \$1,000 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$62.25 for the first \$2,000 plus \$12.50 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$349.75 for the first \$25,000 plus \$9.00 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$574.75 for the first \$50,000 plus \$6.25 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$887.25 for the first \$100,000 plus \$5.00 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$2,887.25 for the first \$500,000 plus \$4.25 for each additional \$1,000 or fraction thereof
\$1,000,001 and up	\$5,012.25 for the first \$1,000,000 plus \$2.75 for each additional \$1,000 or fraction thereof

- (1) The minimum building permit fee is \$50.00.
- (2) The plan check fee shall be 65% of the building permit fee.

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**TABLE 15.05.060(D)
UNIT PERMIT FEES (1) (2)**

Item	Permit Fee
Electrical: The following fees include all wiring, fixtures and outlets in or on each building:	
Single- and multifamily residences including service equipment	\$0.035 per sq. ft. of living area
Commercial buildings	\$0.03 per sq. ft.
Service equipment:	
600 v. or less, up to 200 A	\$50.00
600 v. or less, over 200 A to 1,000 A	\$50.00
Over 600 v. or 1,000 A	\$50.00
Receptacles, switches, lighting fixtures and outlets, including all related wiring, conduits and over current devices:	
Up to 20	\$0.75 each
Over 20	The permit fee shall be determined by the building area and square footage cost above
Appliances and motor-driven equipment outlets, including all wiring, conduit and over current devices:	
Up to 1 hp or kw	\$3.00 each
Over 1 hp or kw to 10 hp or kw	\$7.50 each
Over 10 hp or kw to 50 hp or kw	\$15.00 each
Over 50 hp or kw to 100 hp or kw	\$30.00 each
Over 100 hp or kw	\$45.00 each
Signs, outline lighting and marquees, including all wiring, outlets, conduits and over current devices:	
One branch circuit	\$15.00
Each additional branch circuit	\$3.00
Fee to issue electrical permit	\$50.00 each
Solar water heater and panels	\$50.00 each
Photovoltaic systems up to 10 kilowatt (kw)	\$75.00 each
Photovoltaic systems over 10 kilowatt (kw)	\$75.00 each plus \$5.00 for each additional kw over 10
Mechanical:	
Forced-air or gravity furnace unit heater, including ducts, vents and grilles:	
Up to 100,000 BTU/h	\$9.00 each
Over 100,000 BTU/h	\$11.00 each
Refrigeration, cooling, absorption or evaporative cooling system, including controls and ducts	\$9.00 each
Boilers and compressors:	
Up to 3 hp; up to 100,000 BTU/h over 3 hp to 15 hp	\$9.00 each
Over 100,000 BTU/h to 500,000 BTU/h over 15 hp	\$16.00 each
Over 500,000 BTU/h	\$30.00 each
Air handlers, not part of a factory-assembled package unit, including ducts:	
Up to 10,000 FRM	\$9.00 each
Over 10,000 CFM	\$11.00 each

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**TABLE 15.05.060(D)
UNIT PERMIT FEES (1) (2)**

Item	Permit Fee
Appliance vents not included in an appliance permit	\$4.50 each
Evaporative cooler, including controls, no ducts or grilles	\$6.50 each
Ventilation fan connected to a single duct	\$4.50 each
Commercial kitchen hoods, including ducts; no exhaust fans or make-up-air equipment	\$6.50 each
Residential range hoods, including ducts and fans	\$6.50
Prefabricated metal fireplaces and wood stove installations	\$9.00
Fee to issue mechanical permit	\$50.00
Plumbing:	
Plumbing fixture or trap	\$6.00 each
Building sewer	\$15.00 each
Rainwater systems within the building	\$6.00 each roof drain
Water heater	\$7.50 each
Water piping system	\$3.00 each system
Backflow devices and atmospheric – vacuum breakers	\$7.50 each
Gas piping system 1 to 4 outlets For each outlet over 4	\$3.00 each system Add \$0.75 per outlet
Fee to issue plumbing permit	\$50.00 each
Building:	
Prefabricated wood or metal storage sheds and buildings supported on the ground or precast masonry or concrete pads; no electrical, mechanical or plumbing (storage sheds and buildings supported on concrete footings shall be evaluated as garages in compliance with Tables 15.05.060(B) and (C))	\$50.00 each
Masonry fireplaces	\$80.00 each
Fences	\$50.00 each parcel
Awnings and canopies supported from the exterior walls of the building	\$50.00 each building
Swimming pools, including all related electrical, plumbing and mechanical work and fences	\$200.00 each
Spas, hot tubs, fountains and above ground pools	\$50.00 each
Reroofing or residing existing building; no structural work	\$50.00 each building
Demolition of existing buildings	\$50.00 each
Manufactured home	\$120.00 each
Mobile home rehabilitation fee pursuant to SCC 15.05.090	\$100.00 each mobile
Factory-built building	Each per Table 15.05.060(E)
Temporary sales office	\$120.00

Building Permit Fees and Valuation City Code Title 15, Chapter 15.05.060

**TABLE 15.05.060(E)
FACTORY-BUILT BUILDING PERMIT FEES**

Valuation*	Permit and Plan Review Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000	\$23.50 for the first \$500.00, plus \$3.05 for each additional \$100.00 or fraction thereof
\$2,001 to \$25,000	\$69.25 for the first \$2,000, plus \$14.00 for each additional \$1,000 or fraction thereof
\$25,001 to \$50,000	\$391.00 for the first \$25,000, plus \$10.10 for each additional \$1,000 or fraction thereof
\$50,001 to \$100,000	\$643.75 for the first \$50,000, plus \$7.00 for each additional \$1,000 or fraction thereof
\$100,001 to \$500,000	\$993.75 for the first \$100,000, plus \$5.60 for each additional \$1,000 or fraction thereof

* The valuation shall be the total installation cost of the unit(s).

UNIT PERMIT FEES

Item	Permit Fee
Combination Permits:	
Combined electrical, mechanical and plumbing permits for one-time installation of new HVAC or domestic water heating systems shall be as follows:	
1 subcontractor trade	\$50.00 each system
2 subcontractor trades	\$60.00 each system
3 subcontractor trades	\$70.00 each system

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Other Inspections and Fees

Item	Permit Fee
1. Tenant occupancy	\$50.00
2. Tenant improvements	\$50.00 per sq. ft. or actual construction cost estimate as determined by the building official
3. Inspections outside of normal business hours (minimum charge – two hours)	\$50.00 per hour*
4. Reinspection fees assessed for work that was incomplete or not ready for inspection	\$50.00
5. Inspections for which no fee is specifically indicated; site investigation, courtesy, special inspections (minimum charge – one hour)	\$50.00 per hour*
6. Additional plan review required by changes, additions, or revisions to approved plans or required by incomplete plan or plan correction submittals, including all plan reviews beyond the first recheck (minimum charge – one hour)	\$50.00 per hour*
7. Use of outside consultants for plan review, building inspections, or both	Actual costs**
8. Fee for permit extension	\$50.00
9. Fee for temporary certificate of occupancy – residential	\$200.00
10. Fee for temporary certificate of occupancy – commercial	\$300.00
11. Board of appeals	\$250.00 each application
12. Investigation fees for work commenced, under construction or completed prior to issuance of a permit	Equal to the building permit fee or \$100.00, whichever is greater

* Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

Notes:

(1) The minimum fee for any single permit shall be \$50.00. All fees include the plan review fee.

(2) Construction valuations for work described in this table shall be the actual construction cost submitted by the applicant or as determined by the building official, whichever is greater.

(3) Where no fees are listed, submitted valuation can be used.

[Ord. 98-05, 3-24-1998; Ord. 2007-04, 4-24-2007; Ord. 2009-05, 5-12-2009; Ord. 2009-06, 5-12-2009. Code 2006 § 7-1-6].