

CITY OF WHITE SALMON

ORDINANCE NO. 2010-11-855

**AN ORDINANCE AMENDING WHITE SALMON MUNICIPAL CODE 15.08
BUILDING CODE BY ADOPTING REVISED APPLICATION
AND INSPECTION FEES**

WHEREAS, the City of White Salmon has approved fees for building permit applications and inspections, and

WHEREAS, the City is in need of updating its fees to better recover its costs for the services it provides in this regard;

**THE CITY COUNCIL OF THE CITY OF WHITE SALMON DO ORDAIN AS
FOLLOWS:**

Section 1. Repealer. Ordinance 1990-11-270 §1 (WSMC Ch. 15.08) is hereby repealed in its entirety.

Section 2. **15.08.010 Schedule of Building Fees.**

A. All White Salmon Permit fees shall be as per Exhibits A, B, C and D.

B. Investigation Fees – Work With Out a Permit.

1. Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

2. Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or actual cost at \$75.00 per hour, or at any rate approved by the White Salmon City Council, whichever is greater. This fee is an additional, punitive fee and shall not apply to any White Salmon Grading or Building Permit Fee that may subsequently

be issued. Payment of the investigative fee does not vest the illegal work with any legitimacy, nor does it establish any right to a White Salmon Permit for continued development of that project. If the work done remains illegal for 90 days after service of the Stop Work Order, it shall be considered hazardous.

3. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

C. Fee Refunds. The building official may authorize the refunding of:

1. 100% of any fee erroneously paid or collected.

2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.

3. Up to 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

D. Mobile home/manufactured home installation inspection fee.

1. Any person installing a mobile home or manufactured home shall have such installation inspected by the building official prior to occupying said mobile home or manufactured home.

2. The building official shall determine by said inspection that such installation conforms to installation standards issued by the manufacturer of the mobile home or manufactured home.

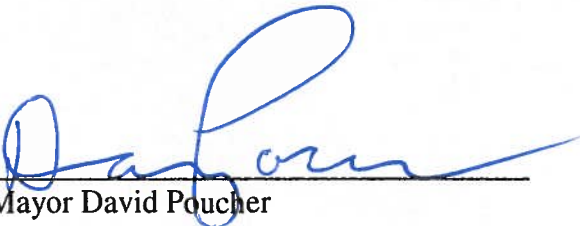
3. The installation of mobile homes or manufactured homes shall be enforced and fees charge by the City in the same manner the State Building Code is enforced under RCW

19.27.050. An inspection fee for such structures shall be charged at sixty cents (\$0.60) per square foot, or such other fee approved by City Council after the date of this ordinance.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phase of this ordinance.

PASSED BY THE CITY COUNCIL OF THE CITY OF WHITE SALMON, and
effective five (5) days after the first date of posting or publication.

DATED this 17th day of November, 2010.



Mayor David Poucher

ATTEST:


Lori Kreps, City Clerk/Treasurer

Approved as to form only:



Kenneth B. Woodrich
City Attorney

Building Code – Building Valuation Data Exhibit A

Special consideration may be given in computing plan review fees for buildings such as large warehouses or indoor recreational facilities because of their plan review simplicity. Such considerations may also be given to buildings with repetitive floor plans such as high-rise buildings.

Structural reviews: 65 percent of permit fee

The plan review fee for mechanical and plumbing reviews is computed at 25 percent of the building plan review for each discipline (\$250 minimum).

The plan review for accessibility and energy reviews is also computed at 25 percent of the building plan review for each discipline.

The sprinkler review fee is based on the number of sprinkler heads:

1-100	\$275		401-500	\$425
101-200	\$325		over 500	\$500 plus \$0.33 per sprinkler over 500
201-300	\$350			
301-400	\$375			

For hydraulically designed systems, multiply the fee by 2.

Table 1. Square Foot Construction Costs^{a,b,c}

Group	2003 International Building Code	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VG
A-1	Assembly, theaters with stage	175.15	167.09	163.24	156.47	145.61	144.86	151.49	134.89	129.98
A-1	Assembly, theaters without stage	161.77	153.71	149.85	143.10	132.23	131.49	138.11	121.50	116.61
A-2	Assembly, nightclubs	128.99	125.38	122.23	117.65	110.07	108.73	113.36	100.26	96.94
A-2	Assembly, restaurants, bars, banquet halls	127.90	124.29	120.05	116.56	107.89	107.64	112.27	98.08	95.85
A-3	Assembly, churches	163.13	155.07	151.22	144.45	133.54	132.78	139.48	122.81	117.91
A-3	Assembly, general, community halls, libraries, museums	130.48	121.84	116.89	111.21	99.28	99.62	106.23	88.55	84.74
A-4	Assembly, arenas	127.90	124.29	120.05	116.56	107.89	107.64	112.27	98.08	95.85
B	Business	130.64	125.94	121.85	116.15	103.71	103.17	111.52	92.42	88.95
E	Educational	139.92	135.21	131.35	125.54	115.80	113.07	121.38	103.46	99.60
F-1	Factory and industrial, moderate hazard	80.80	77.04	72.40	70.15	60.63	61.70	67.31	51.69	49.12
F-2	Factory and industrial, low hazard	79.71	75.95	72.40	69.06	60.63	60.61	66.22	51.69	48.03
H-1	High hazard, explosives	76.03	72.26	68.71	65.37	57.15	57.14	62.52	48.21	N.P.
H-2,3,4	High hazard	76.03	72.26	68.71	65.37	57.15	57.14	62.52	48.21	44.56
H-5	HPM	130.64	125.94	121.85	116.15	103.71	103.17	111.52	92.42	88.95
I-1	Institutional, supervised environment	129.92	125.46	122.09	117.14	107.48	107.43	113.60	98.80	94.90
I-2	Institutional, incapacitated	218.39	213.68	209.61	203.91	191.10	NP	119.26	179.81	N.P.
I-3	Institutional, restrained	150.41	145.70	141.62	135.92	124.77	123.15	131.28	113.49	107.84
I-4	Institutional, day-care facilities	129.92	125.46	122.09	117.14	107.48	107.43	113.60	98.80	94.90
M	Mercantile	96.08	92.46	88.24	84.74	76.58	76.32	80.45	66.77	64.55
R-1	Residential, hotels	131.16	126.70	123.33	118.38	108.78	108.73	114.90	100.09	96.19
R-2	Residential, multiple family	109.36	104.90	101.53	96.58	87.15	87.09	93.26	78.46	74.56
R-3	Residential, one and two family	104.85	101.94	99.43	96.69	92.12	91.89	95.07	87.70	81.40
R-4	Residential, care/assisted living facilities	129.92	125.46	122.09	117.14	107.48	107.43	113.60	98.80	94.90
S-1	Storage, moderate hazard	74.94	71.17	66.53	64.28	54.97	56.05	61.43	46.03	43.47
S-2	Storage, low hazard	73.85	70.08	66.53	63.19	54.97	54.96	60.34	46.03	42.38
U	Utility, miscellaneous	56.99	53.88	50.67	48.15	41.76	41.76	45.44	34.34	32.69

- a. Private garages use Utility, miscellaneous
- b. Unfinished basements (all use group) - \$15.00 per square foot
- c. N.P. = not permitted

Modular residences may be installed under the manufactured home fee schedule when subject to similar installation procedures.

**Building Code – Building Permit Fees
Exhibit B**

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours (minimum charge – two hours)	\$75.00/hour ¹
2. Reinspection fees assessed under provisions of Section 305.8	\$55.00/hour ¹
3. Inspection for which no fee is specifically indicated (minimum charge – ½ hour)	\$75.00/hour ¹
4. Additional plan review required by changes, additions, revisions to plan (minimum charge – ½ hour)	\$75.00/hour ¹
5. For use of outside consultants for plan checking and inspections, or both	Actual costs ²

¹Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

² Actual costs include administrative and overhead costs.

Building Code – Mechanical Permit Fees Exhibit C

Permit Issuance and Heaters	
1. For the issuance of each mechanical permit	30.00
2. For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	20.00
Unit Fee Schedule (does not include permit-issuing fee)	
1. Furnaces	
• 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 100,000 Btu/h (29.3 kW)	15.00
• For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	20.00
• For the installation or relocation of each floor furnace, including vent	15.00
• For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted heater	15.00
2. Appliance Vents	
• For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	10.00
3. 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 Control	15.00
4. Boiler, Compressors and Absorption Systems	
• For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	15.00
• For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	30.00
• For the installation or relocation of each boiler or compressor over 15 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)	40.00
• For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or reach absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	60.00
• 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)	100.00
5. Air Handlers	
• For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto. 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	12.00
• For each air-handling unit over 10,000 cfm (4179 L/s)	20.00
6. Evaporative Coolers	
• For each evaporative cooler other than portable type	15.00
7. Ventilation and Exhaust	
• For each ventilation fan connected to a single duct	8.00
• For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	12.00
• For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	12.00
8. Incinerators	
• For the installation or relocation of each domestic-type incinerator	20.00
• For the installation or relocation of each commercial or industrial-type incinerator	15.00
9. 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 in the table	15.00
• When Chapter 13 is applicable, permit fees for fuel gas piping shall be:	
Gas Piping System – SEE PLUMBING FEES	
When Chapter 14 is applicable, permit fees for process piping shall be as follows:	
• For each hazardous process piping system (HPP) of one to four outlets	10.00
• For each hazardous process piping system of five or more outlets, per outlet	2.50
• For each nonhazardous process piping system (NPP) of one to four outlets	6.00
• For each nonhazardous piping system of five or more outlets, per outlet	1.00
Other Inspections and Fees	
1. Inspections made outside of normal business hours, per hour (minimum charge – two hours)	75.00/hour*
2. Reinspection fees assessed under provisions of Section 116.6, per inspection	55.00/hour*
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – ½ hour)	75.00/hour*
4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – ½ hour)	75.00/hour*
*Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	

**Building Code – Plumbing Permit Fees
Exhibit D**

Permit Issuance	
1. For issuing each permit	30.00
2. For issuing each supplemental permit	20.00
Unit Fee Schedule (in addition to items 1 and 2 above)	
1. For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping, and backflow protection therefore)	9.00
2. For each building sewer and each trailer park sewer	20.00
3. Rainwater system – per drain (inside building)	7.00
4. For each water heater and/or vent	9.00
5. For each gas-piping system of one to five outlets	10.00
6. For each additional gas piping system, per outlet	1.00
7. For each industrial waste pretreatment interceptor, including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	15.00
8. For each installation, alteration, or repair of water piping and/or water treating equipment, each	15.00
9. For each repair or alteration of drainage or vent piping, each fixture	15.00
10. For each lawn sprinkler system on any one meter, including backflow protection devices therefore	15.00
11. For atmospheric-type vacuum breakers not included in item 12:	
• 1 to 5	7.00
• over 5, each	1.00
12. For each backflow protective device other than atmospheric, type vacuum breakers:	
• 2 inch (51 mm) diameter and smaller	7.00
• over 2 inch (51 mm) diameter	10.00
13. For each gray water system	40.00
14. For initial installation and testing for a reclaimed water system	40.00
15. For each annual cross-connection testing of a reclaimed water system (excluding initial test)	30.00
16. For each medical gas piping system serving one to five inlets/outlets for a specific gas	25.00
17. For each additional medical gas inlets/outlets	2.50
Other Inspections and Fees	
1. Inspections made outside of normal business hours, per hour (minimum charge – two hours)	75.00/hour*
2. Reinspection fees assessed under provisions of Section 116.6, per inspection	55.00/hour*
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – ½ hour)	75.00/hour*
4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – ½ hour)	75.00/hour*
* Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	