

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON, AMENDING THE FEE SCHEDULE CONTAINED WITHIN CHAPTER 15.04, SUBSECTION .180 TO INCREASE THE TECHNOLOGY FEE WHEN BUILDING PERMITS ARE ISSUED, TO AMEND PORTIONS OF THE FEE SCHEDULE ADOPTED IN CHAPTER 14.10 TO ADD A TECHNOLOGY FEE FOR CERTAIN LAND USE PERMITS, AND AMENDING THE FEE SCHEDULE CONTAINED WITHIN CHAPTER 15.08, SUBSECTION .170 TO ADD A TECHNOLOGY FEE FOR CERTAIN TYPES OF FIRE PERMITS

WHEREAS, the hearing of December 12, 2018 was preceded with appropriate notice, published on November 15, 2018; and,

WHEREAS, the proposed amendments are not subject to the SEPA process or RCW 36.70A.106; and,

WHEREAS, The City utilized the State Attorney General Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property for evaluating constitutional issues, in conjunction with and to inform its review of the Ordinance. The City has utilized the process, a process protected under Attorney-Client privilege pursuant to law including RCW 36.70A.370(4), with the City Attorney's Office which has reviewed the Advisory Memorandum has discussed this Memorandum, including the "warning signals" identified in the Memorandum, with decisions makers, and conducted an evaluation of all constitutional provisions potentially at issue and advised of the genuine legal risks, if any, with the adoption of this Ordinance to assure that the proposed regulatory or administrative actions did not result in an unconstitutional taking of private property, consistent with RCW 36.70A.370(2); and,

WHEREAS, a technology fee has been deemed necessary for the City to be able to upgrade technology and to support technology upgrades to provide more efficient services to those that the City serves; and,

WHEREAS, MVMC 15.04.180 requires that applicants for building permits or other approvals shall pay to the Development Services Department the applicable fees identified in the fee schedules that are provided within this section of the municipal code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, AS FOLLOWS:

SECTION ONE. The City Council does hereby adopt the above listed recitals as set forth fully herein.

SECTION TWO. By adopting a technology fee added to all building permits, the revenue generated from such fee will be solely dedicated to help defray the cost of technology system upgrades, training, archiving records, online bill paying, online permitting, online plan review and GIS system upgrades within the Development Services department.

SECTION THREE. Section 15.04.180, Fees, building permit, mechanical permit, plumbing permit, of the Mount Vernon Municipal Code is hereby repealed and reenacted with the new section to read as follows:

15.04.180 Fees, building permit, mechanical permit, plumbing permit and plan check fees.

A. General. Fees shall be assessed in accordance with the provisions of this section.

B. Building Permit Fees. The fee for each permit shall be outlined below in Tables 15.04.180(A), (B) and (C); provided, that the city council may amend such Table 15.04.180(A) by appropriate resolution. The determination of value or valuation under any of the provisions of this code shall be made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, and any other permanent equipment.

TABLE 15.04.180(A) – BUILDING PERMIT FEES

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	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$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 \$3.65 for each additional \$1,000.00, or fraction thereof.

Other Inspections and Fees

1. Inspections outside normal business hours (minimum charge – two hours)	\$75.00 per hour*
2. Reinspection fees	\$75.00 per hour*
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	\$75.00 per hour*
4. Additional plan review required by changes, additions or revisions to plans	\$75.00 per hour*
5. For use of outside consultants for plan checking and inspections, or both	Actual Costs**
6. Fence permit fee	\$15.00
7. Temporary certificate of occupancy	
First temporary certificate of occupancy	\$100.00
Additional renewals each	\$250.00

8. Technology fee	6.3% of building permit and plan check fee
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*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.

**Actual costs include administrative and overhead costs.

TABLE 15.04.180(B) – MECHANICAL PERMIT FEES

Permit Issuance and Heaters	
1. For the issuance of each mechanical permit	\$25.00
2. For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$6.50
Unit Fee Schedule	
(Note: The following do 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)	\$25.00
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)	\$40.00
For the installation or relocation of each floor furnace, including vent	\$25.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$25.00
2. Appliance Vents	
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$15.00
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 code	\$15.00

4. Boilers, Compressors and Absorption Systems	
For the installation or relocation of each boiler or compressor to and including three horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$25.00
For the installation or relocation of each boiler or compressor over three 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)	\$40.00
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)	\$52.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$70.00
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) (4,719 L/s), including ducts attached thereto	\$15.00
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.	
For each air-handling unit over 10,000 cfm (4,719 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	\$15.00
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$15.00
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood. Type I/II commercial hoods	\$25/\$50

8. Incinerators	
For the installation or relocation of each domestic-type incinerator	\$25.00
For the installation or relocation of each commercial or industrial-type incinerator	\$80.00
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
10. Gas-Piping System	
For each gas-piping system one to five outlets	\$10.00
For each gas-piping system of five or more outlets, per outlet	\$2.00

Other Inspections and Fees

1. Inspection outside of normal business hours, per hour (minimum charge – two hours)	\$75.00*
2. Reinspection fees	\$75.00*
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – one-half hour)	\$75.00*
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 – one-half hour)	\$75.00*

*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.

TABLE 15.04.180(C) – PLUMBING PERMIT FEES

Permit Issuance	Fee
1. For issuing each permit	\$25.00
2. For issuing each supplemental permit	\$10.00
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 therefor)	\$10.00
2. For each building sewer and each trailer park sewer	\$15.00
3. Rainwater systems – per drain (inside building)	\$10.00
4. For each cesspool (where permitted)	\$25.00
5. For each private sewage disposal system	\$40.00
6. For each water heater and/or vent	\$10.00
7. For each gas-piping system of one to five outlets	\$10.00

Permit Issuance	Fee
8. For each additional gas-piping system outlet, per outlet	\$2.00
9. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$10.00
10. For each installation, alteration or repair of water piping and/or water treating equipment, each	\$10.00
11. For each repair or alteration of drainage or vent piping, each fixture	\$10.00
12. For each lawn sprinkler system on any one meter including backflow protection devices therefor	\$10.00
13. For each backflow protective device other than atmospheric type vacuum breakers:	
Two-inch (51 mm) diameter and smaller	\$10.00
Over two-inch (51 mm) diameter	\$15.00
14. For each gray water system	\$40.00
15. For initial installation and testing for a reclaimed water system	\$30.00
16. For each annual cross-connection testing of a reclaimed water system (excluding initial test)	\$30.00
17. For each medical gas-piping system serving one to five inlet(s)/outlet(s) for a specific gas	\$60.00
18. For each additional medical gas inlet(s)/outlet(s)	\$5.00

Other Inspections and Fees

1. Inspections outside of normal business hours	\$75.00*
2. Reinspection fee	\$75.00*
3. Inspections for which no fee is specifically indicated	\$75.00*
4. Additional plan review required by changes, additions or revisions to approved plans (minimum charge – one-half hour)	\$75.00*

*Per hour for each hour worked or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of all the employees involved.

C. Plan Review Fees. With respect to plans submitted for plan review in connection with an application for a building permit, the applicant shall be responsible for the payment of a plan review fee. Such fee shall be due and payable regardless of whether a building permit is issued.

D. Building Permit Fees and Plan Review Fees. When submittal documents are required by IBC Section 106.3.2, a plan review fee shall be paid at the time the permit application is submitted. Such plan review fee shall be 65 percent of the building permit fee for commercial, industrial, mixed use and multifamily residences with three or more units. Single-family residences and duplexes plan review fee would be \$100.00 at permit application submittal. A flat fee of \$25.00 for additions and accessory structures for single-family residences and duplexes. This includes, but is not limited to, garages, sheds, decks, sunrooms, living spaces, and bonus rooms. The plan review fees specified in this section are separate fees from the building permit fees, and are in addition to the building permit fees. When submittal documents are changed so as to require additional plan review or when the project involves deferred submittal items as defined in IBC Section 106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 15.04.180(A).

E. Temporary Certificate of Occupancy Fees. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit; provided, that such portion or portions shall be occupied safely. Application for a temporary certificate of occupancy shall require a fee of \$100.00 for the first TCO and each additional renewal fee will be \$250.00. Standard time frame for temporary certificates of occupancy shall be 30 days.

F. Payment of Permit Fees. Upon notification by the city that a permit application has been approved, the applicant shall submit payment to the city for all permit fees for which approval has been received, including plan review fees, within 60 days of the date by which such notification was given. All permit applications shall expire by limitation on a date 60 days after the date on which the applicant was notified by the city that the permit application had been approved by the city. Notification shall be given by any means reasonably calculated by the city to provide the applicant with notice that the applicant's permit may be issued, and may include notice by telephone, facsimile, or through the U.S. mail. The applicant shall promptly advise the city of any changes that would limit or otherwise hinder the city in contacting the applicant.

G. Notwithstanding subsection E of this section, where a plan review has been conducted and a permit approved for issuance, but no permit is issued through no fault attributable to the city, an applicant may submit plan review fees to the city within 60 days of the date in which the applicant was notified by the city that the permit application had been approved whereupon the plan review will remain valid for an additional period of 30 days from the date of payment. Such plan review may be used to support a subsequent application for a building permit for an identical project within that 30-day period, and in such event the applicant need not pay an additional plan review fee; provided, that in the event of a change in any laws or regulations during such 30-day period, the validity of the plan review will terminate, and a new plan review, with appropriate payment of fees, must accompany any subsequent application.

H. Where a plan review has been conducted, but no building permit is issued, it shall be the applicant's responsibility to pick up all submitted plans and documents within six weeks following payment of the plan review fees. Following such six-week period, the plans and documents may be discarded or destroyed by the city.

I. Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of the codes, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

J. Investigation Fees – Work without 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 by the building official before a permit may be issued for such work.

2. An investigation fee, in addition to the permit fee and plan review 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. The minimum investigation fee shall be the same as the minimum fee set forth in Table 15.04.180(A). 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.

K. Fee Refunds. The building official may authorize refunding any fee paid hereunder which was erroneously paid or collected. The building official may authorize refunding not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The building official shall not authorize the refunding of any fee paid except upon the written application filed by the original permittee no later than 180 days after the date of fee payment. Plan review fees are not refundable.

L. Building Permit Fees. The activities of the State Building Code Council are supported by permit fees collected by each city and county. Section 19.27.085 of the State Building Code Act requires that a fee of \$4.50 be imposed on each building permit issued by each city and county. In addition, a fee of \$2.00 per unit shall be imposed for each dwelling unit after the first unit, on each building containing more than one residential unit. For the purpose of this fee, Chapter 51-05 WAC defines building permits as any permit to construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure regulated by the building code. Exempt from the fee are plumbing, electrical, mechanical permits, permits issued to install a mobile/manufactured home, commercial coach or factory built structure, or permits issued pursuant to the International Fire Code.

Each city and county shall remit moneys collected to the State Treasury quarterly. No remittance is required until a minimum of \$50.00 has accumulated.

These permit fees are the amounts current in January 2016. Such fees may be changed by the State Legislature. (Ord. 3684 § 3, 2016).

SECTION FOUR. That Applicants for permits or other approvals and services shall pay to the Development Services Department the applicable fees identified in the fee schedule adopted by reference in Chapter 14.10.010, Established, that is listed below.

**EXHIBIT A
FEE SCHEDULE ADOPTED IN MVMC 14.15.010**

PERMITS, REVIEWS, APPROVALS AND INSPECTIONS	FEE AMOUNT ⁱⁱⁱ
Annexation	\$1000.00 ^v
Appeal of Hearing Examiner Decision, Administrative Decision or Environmental Decision	\$100.00
Binding Site Plan Approval: Plus: Construction Drawing Review Plus: Construction Inspection Engineering Plan Revisions after two (2) Reviews Re-Inspection Fees Preliminary Binding Site Plan Extension ^{iv}	\$1000.00 \$150.00 per lot \$150.00 per lot DS Staff Time ⁱ DS Staff Time ⁱ \$500.00 ^v
Boundary Line Adjustment	\$100.00 + \$75.00 per lot
Comprehensive Plan Amendment:	\$1000.00 ^v
Conditional Use Permit: Administrative Hearing Examiner For Sign Permits	\$100.00 \$1000.00 ^v \$300.00
Clearing Permit per MVMC 15.16	DS Staff Time ⁱ
Critical Area Review Regulated per MVMC 15.40: Regular Review by DS Staff Peer Review, Monitoring, Restoration, and Associated Work	\$500.00 ^v 100% of Consultant Cost
Design Review per MVMC 17.69 and 17.70	100% of Consultant Cost
Development Agreement	\$1000.00 ^v

Engineering Reviews & Inspections:

Commercial & Industrial Projects:

- Construction Plan Review
- Construction Inspection
- Engineering Plan Revisions after two (2) Reviews
- Re-Inspection Fees

DS Staff Timeⁱ
 DS Staff Timeⁱ
 DS Staff Timeⁱ
 DS Staff Timeⁱ

Other Reviews and Inspections:

- Inspections outside normal business hours (min. two hours)
- Re-Inspections
- Review/Inspection for which no fee is specifically indicated (min.one hour)
- Additional plan review required by changes, additions or revisions to plans

DS Staff Timeⁱⁱ
 DS Staff Timeⁱⁱ
 DS Staff Timeⁱⁱ
 DS Staff Timeⁱⁱ

Environmental Checklist (SEPA):

\$200.00 ^{vi}

- Sites with regulated critical areas (wetlands, streams, floodplain, steep slopes)
- SEPA Addendum
- Peer or Technical Review Requested by the City
- Environmental Impact Statement (Draft and Final)

Plus \$400.00 ^{vi}
 \$50.00
 100% of Consultant Cost
 100% of Consultant Cost

Fill & Grade Permits:

- 50 to 499 Cubic Yards
- 500 to 1,000 Cubic Yards
- Over 1,000 Cubic Yards

\$250.00 ^{vi}
 \$500.00 ^{vi}
 \$750.00 ^{vi}

Home Occupation Permits:

- Type 1
- Type 2
- Annual Review of Type 1 and Type 2 Home Occupation Permits

\$15.00
 \$25.00
 \$15.00

Land Clearing Permits per MVMC 15.18:

- Land Clearing Permits
- Management Plans
- Land Clearing Moratorium Removal
- Land Clearing Moratorium Exception for Single-Family Residential Units
- Consultant assistance to staff to review or condition any type of land clearing permit, management plan or moratorium removal.

\$500.00 ^v
 \$500.00 ^v
 \$1000.00 ^v
 \$500.00
 100% of Consultant Cost

Latecomers Agreement

\$1000.00

Master Plan:

\$1000.00 ^v

- Plus: \$10.00 per dwelling unit with up to 199 units total
- Plus: \$20.00 per dwelling unit with over 200 units total

\$10.00 (199 units or less)
 \$20.00 (200 units or more)

Mobile Home Park:	\$1000.00 plus \$25.00 per lot or space ^v
Non-Conforming Use Permit:	\$300.00 ^v
Parking Waiver:	\$300.00 ^v
Planning Reviews & Inspections:	
<p>Inspections and Re-Inspections by Consultants (such as: landscaping, critical areas, design review, and others)</p> <p>Additional plan review required by changes, additions or revisions to plans after two reviews have been completed</p>	<p>100% of Consultant Cost</p> <p>DS Staff Timeⁱ</p>
Planning Unit Development:	
<p>Amendment</p> <p>Master Plan</p> <p>Preliminary</p> <p>Final</p> <p>If Preliminary and Final are Processed Together</p> <p>If Commercial Uses are Proposed</p>	<p>\$500.00 plus \$10.00 per lot^{vi}</p> <p>\$1000.00 plus \$10.00 per lot^{vi}</p> <p>\$1000.00 plus \$20.00 per lot^{vi}</p> <p>\$1000.00 plus \$10.00 per lot^{vi}</p> <p>Fee above, plus \$500.00^{vi}</p> <p>Fee above, plus \$1000.00^{vi}</p>
Preliminary Short Plats:	\$800.00 ^{vi}
<p>Plus: Construction Drawing Review</p> <p>Plus: Construction Inspection</p> <p>Engineering Plan Revisions after two (2) Reviews</p> <p>Re-Inspection Fees</p> <p>Amendment</p> <p>Preliminary Short Plat Extension^{iv}</p>	<p>\$150.00 per lot</p> <p>\$150.00 per lot</p> <p>DS Staff Timeⁱ</p> <p>DS Staff Timeⁱ</p> <p>\$500.00^{vi}</p> <p>\$500.00^{vi}</p>
Preliminary Plats:	\$2500.00 ^{vi}
<p>Plus: Construction Drawing Review</p> <p>Plus: Construction Inspection</p> <p>Engineering Plan Revisions after two (2) Reviews</p> <p>Re-Inspection Fees</p> <p>Amendment</p> <p>Preliminary Plat Extension^{iv}</p>	<p>\$150.00 per lot</p> <p>\$150.00 per lot</p> <p>DS Staff Timeⁱ</p> <p>DS Staff Timeⁱ</p> <p>\$500.00^{vi}</p> <p>\$500.00^{vi}</p>
Reconsideration of Hearing Examiner Decision Recommendation:	\$100.00 plus cost of the Hearing Examiner
Rezone:	\$700.00 ^v

Right-of-Way Permits:

Underground Utilities Boring - First 100 LF, plus	\$150.00
Per additional 1,000 L F	\$150.00
Residential Driveways	\$100.00
Commercial Driveways	\$150.00
Street Cuts over 50 LF of Trenching - First 100 LF, plus	\$150.00
Per additional 100 LF, up to 1,000LF	\$40.00
Per 100 Lineal Feet or portion thereafter	\$18.00
Utility Poles - First 6 pole, plus	\$75.00
Per each additional pole	\$10.00

Right-of-Way Use Permit:

Type A - Short Term Application	\$75.00 ^{vii}
Type B - Long Term Application	\$100.00 ^{vii}

Right-of-Way Use Agreement for Co-Location of Power Poles

\$2000.00^{vi}

Sewer Permits:

Sewer Cap	\$75.00 ^{vii}
Sewer Repair	\$75.00 ^{vii}
Sewer Replacement	\$75.00 ^{vii}
Sewer Connection	\$50.00 ^{vii}

Shoreline Permits:

Conditional Use	\$500.00 ^{vi}
Exemption	\$100.00 ^{vi}
Substantial Development Permit	\$500.00 ^{vi}
Variance	\$300.00 ^{vi}

Site Plan Approvals per MVMC 17.90

DS Staff Review	\$300.00
Hearing Examiner Review	\$1000.00

Special Use Permits

Administrative	\$100.00
Hearing Examiner	\$1000.00 ^v

Street Vacation Petition Fee

\$200.00 + DS Staff Timeⁱ

Telecommunication Review and Permits:

Administrative Review for Permitted Uses	\$1000.00 ^v
Requiring a Conditional Use Permit	\$2000.00 ^v

Transportation Concurrency Review:

Transportation Consultant Review	100% of consultant cost
DS Staff Transportation Concurrency Review	DS Staff Time ⁱ

Variance:

Administrative	\$100.00
Hearing Examiner	\$500.00 ^v

Waiver

\$100.00

Other Fees:

Photocopying of 8.5” by 11” paper	.15 per side
Copies of Maps	Cost to print
Copies of any other Materials	Cost to print or have copy made
Signs	100% of Cost
Postage	100% of Cost
Publications (This cost shall be set in January of each calendar year by taking the average of the publishing cost for DS legal notices for the prior year. This cost will be multiplied by the number of published notices required for a particular project)	100% of Cost
	Average Cost of the Previous Year’s Legal Notices x Number of Notices Required

ⁱ DS Staff Time shall be billed at \$75.00 per hour with a minimum of one (1) hour billed.

ⁱⁱ DS Staff Time billed at \$75.00 per hour or the total cost to the City, whichever is greatest. The total cost to the City shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee(s) involved.

ⁱⁱⁱ Planning Permits, Reviews and Inspections generally have several fee amounts to be added together. For example: a four lot preliminary short plat on property with critical areas (with a mitigation plan) the applicant will be charged for the preliminary short plat (with the per lot fees), SEPA Environmental Review for sites with critical areas, a critical area permit, signs, postage and publications.

^{iv} These are extensions that do not require a Development Agreement.

^v A 6% technology fee shall be added to this permit

^{vi} A 6% technology fee shall be added to this permit after all of the fees associated with this permit have been totaled

^{vii} This permit shall have a \$25.00 technology fee added to it

SECTION FIVE. Section 15.08.170, Permit, Plan Review and Inspection Fees, of the Mount Vernon Municipal Code is hereby repealed and reenacted with the new section to read as follows:

15.08.170 Permit, plan review and inspection fees.

A. Permit, plan review and inspections shall be assessed for the following fire protection systems and processes:

Unless otherwise specified, all fees are comprehensive for Permit, Plan Review and Inspection Services

Table A – COMMERCIAL PLAN REVIEW

New or tenant improvement building permits – Applies to all occupancies except Group R-3		
Plan Review and Inspection Fees		
Construction Valuation		Fee:
From	To	Fee paid at time of building permit and includes review of civil plans associated with building reviews.
\$–	\$1,000	\$0
\$1,001	\$5,000	\$75
\$5,001	\$10,000	\$150
\$10,001	\$20,000	\$200
\$20,001	\$45,000	\$250
\$45,001	\$100,000	\$300
\$100,001	\$250,000	\$400
\$250,001	\$500,000	\$500
\$500,001	\$1,000,000	\$600
\$1,000,001	\$1,500,000	\$750
\$1,500,001	\$2,000,000	\$850
> \$2 million		\$850 plus \$100 per \$500,000 over \$2 million
Plats, Subdivision and PUD		
	Preliminary Plat	\$175
	Final Plat	\$85
	Short Plat	\$150

Table B – SPECIAL ASSEMBLY PERMITS (IFC 105.7.16)

Temporary Membrane Structures, Tents and Canopies	
(See IFC 105.7.12 and IFC Chapter 31)	
Duration / Commercial Use:	Fee:
< 3 days	No Fee
4 to 180 days	\$50
Temporary Assembly	
For < 99 people	\$50
For > 99 people	\$100

Table C – EXPLOSIVES (IFC 105.6.15)

Retail Fireworks Stand	
Retail Sales	\$100
Temporary Storage	\$300

Table D – NFPA 72 FIRE ALARM SYSTEMS (IFC 105.7.6)

Comprehensive Fees for Permit, Review and Inspection			
Tenant Improvement or System Modification			
Number of Devices:			Fee:
From:	To:		
1	2		\$100
3	5		\$125
6	10		\$175
11	20		\$225
21	40		\$300
41	100		\$375
101	200		\$475
> 200			\$500 plus \$50 per 100 additional devices (prorated)
New System Fire Alarm Systems			
Number of Devices:			Fee:
From:	To:		
1	100		\$350
101	200		\$475
> 200			\$500 plus \$50 per 100 additional devices (prorated)
In addition to device fees shown above, the following fees also apply:			
FACP and/or Transmitter			
Replaced			\$125
New			\$200
Note: All central station monitoring must be UL or FM listed.			
Devices include separate, individual portions of a fire alarm system such as initiating devices, notification appliances, flow switches, supervisory switches, magnetic door hold-open devices, remote enunciators, pull stations, beam detectors (each piece is one device), and other such devices.			

Table E – FIRE SPRINKLER SYSTEMS (IFC 105.7.1, 105.7.15)

Tenant Improvement or System Modification (NFPA 13/13R)			
Number of Devices:			Fee:
From:		To:	
1		2	\$100
3		5	\$125
6		10	\$175
11		20	\$225
21		40	\$300
41		100	\$400
101		200	\$475
201		300	\$575
> 300			\$600 plus \$50 per 100 additional devices (prorated)

New System (NFPA 13/13R)			
Number of Devices:			Fee:
From:		To:	
1		100	\$375
101		200	\$475
201		300	\$600
> 300			\$625 plus \$50 per 100 additional devices (prorated)

NFPA 13D (RESIDENTIAL)			
Number of Devices:			Fee:
From:		To:	
1		10	\$175
11		25	\$225
26		+	\$275

Nonrequired NFPA 13D systems shall not be charged a fee for review and inspection.

Hood Suppression Systems/Alternative Fire Suppression	
Type of System:	Fee:
Pre-Engineered	\$200
Custom Engineered	\$275

Standpipe Systems	
Class I, II, or III New or Existing	\$250 per system
Fire Pump (each)	\$300 each, maximum \$500
Underground Fire Line	\$300 per line. FDC connected at DCDA or riser, no additional fees.
Phased Installation	
Additional Hydrostatic Pressure Tests (1 test included with permit) \$150 each	
Additional Cover Inspections (1 inspection included with permit) \$75 each	
Devices include separate individual portions of a fire sprinkler system such as sprinklers, risers, valves, pull stations, beam detectors (each piece is one device) and other such devices.	

Table F – HAZARDOUS MATERIALS FACILITY CONSTRUCTION (IFC 105.7.9)

Hazardous Materials Installation, Repair, Abandonment, Removal, Closure or Substantial Improvement	
Permits in addition to annual operational permit	
Permits required when quantity exceeds permit amounts in Table 105.6.20	
Quantity	Fee:
1 – 2 Materials in Excess of Permit Amount	\$100
3 – 5 Materials in Excess of Permit Amount	\$200
> 5 Materials in Excess of Permit Amount	\$400

Table G – COMPRESSED GASES (IFC 105.7.3) and CRYOGENIC (IFC 105.7.4) and FLAMMABLE AND COMBUSTIBLE LIQUIDS (IFC 105.7.8) and LP GAS (IFC 105.7.11)

Compressed gas installation, repair, abandonment, closure or substantial modification to a compressed gas system when the compressed gases used or stored exceed the amounts listed in Table 105.6.8. Modification or repair of a flammable or combustible liquids pipeline – Installation or construction or alteration of those items listed in IFC 105.7.8 for installation of or modification to an LP gas system.	
Compressed Gas System	\$175
Flammable and Combustible Liquids	
< 500 Gallons	\$100
> / = 500 Gallons	\$200
> / = 1000 Gallons	\$500
LP Gas System	\$75
Residential Tank Removal	\$200

Table H – SPRAY BOOTHS (IFC 105.7.14) and INDUSTRIAL OVENS (IFC 105.7.10)

Note: Separate Sprinkler Permit Required under Table E	
Not Subject to Table A Fees	
Spray Booths Type:	Fee:
Pre-Engineered w/ documents	\$150
Site-Built or used w/o documents	\$250
Industrial Ovens	\$250

Table I – BATTERY SYSTEMS (IFC 105.7.2) and EMERGENCY RADIO COVERAGE (IFC 105.7.5) and SOLAR PHOTOVOLTAIC POWER SYSTEMS (IFC 105.7.13)

Battery Storage > 50 gallons	< 100 gallons: \$150; more than 100 gallons: \$250
Emergency Radio Systems	Consultants fee plus \$150 for permit and inspection
Solar Photovoltaic Power Systems	Consultants fee plus \$150 for permit and inspection

Table J – MISCELLANEOUS FEES

Work Begun or Completed before Permit Issuance	Permit fees double / No inspections until paid
After Hours Inspection Regular Hours 8:00 a.m. to 3:30 p.m.	\$75 per hour / 1-hour minimum
Firefighter Fire Watch or Standby	\$75 per hour per firefighter, 2-hour minimum per firefighter
Fire Flow Determination	Skagit PUD (360) 424-7104
Reinspection fee for each inspection after the second site visit, or as required by the fire code official	\$75
<u>Technology fee</u>	<u>6% added to all plan review, inspection, and permit fees</u>
Fee for inspection requests before system(s) are ready for testing or inspection – for systems under Chapter 9, in accordance with IFC 901.2.1 – \$150.00	
Preventable Alarms: Buildings and/or occupancies that have more than 3 preventable alarms within a calendar year shall be charged for the fire department’s response at \$175.00 per preventable alarm.	
Exception: Those buildings and/or occupancies where manual fire alarms are activated by individual(s) without knowledge of the building’s occupant or owner.	
All fees may be reduced by the fire code official for small or short duration projects.	
Outside Consultant Review: Instead of utilizing Tables A – H, the fire code official has the authority to require an outside consultant review. All fees associated with the outside consultant shall be paid directly to the consultant by the applicant or responsible party. An additional fee of 20% shall be applied by the fire department for the permit and inspection of the project. The 20% shall be based on the appropriate table (A – H).	
Arson Investigation: Fire cause and determination investigation for fires and explosions determined to be arson shall be billed to the convicted party at \$100.00 per hour per investigator for investigation, report preparation, and courtroom preparation and testimony.	

SECTION FOUR. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

SECTION FIVE. City staff are hereby directed to complete preparation of the final ordinance, including correction of any typographical or editorial edits.

SECTION SIX. Effective Date. This ordinance shall be in full force and effect five days after its passage, approval and publication as provided by law.

PASSED AND ADOPTED this 12th day of December, 2018.

SIGNED AND APPROVED this ____ day of _____, 2018

Doug Volesky, Finance Director

Jill Boudreau, Mayor

Approved as to form:

Kevin Rogerson, City Attorney

Published _____