

ORDINANCE NO. 266

An Ordinance regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion and demolition, occupancy, equipment, use, height, area and maintenance of buildings or structures in the Town of Gig Harbor; and repealing all ordinances and parts of ordinances in conflict herewith.

BE IT ORDAINED BY THE TOWN OF GIG HARBOR:

Section 1. That pursuant to provisions of Section 35.21.180 Revised Code of Washington, the 1973 addition of the Uniform Building Code, Volumes I and III, with appendices adopted and published by the International Conference of Building Officials, is hereby adopted by this reference, as the Official Building Code of the Town of Gig Harbor, with the following amendment hereto.

Section 2. Building Permit Fees. A fee for each Building Permit shall be paid to the Town of Gig Harbor as set forth in Table I of this Ordinance.

The determination of value or valuation for the purpose of establishing a building permit fee under any of the provisions of this Ordinance shall be made by the Building Inspector.

Where work for which a building permit is required by this Ordinance is started or proceeded with prior to obtaining said permit, the fees specified in Table I pertaining to the work shall be doubled but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Ordinance in the execution of the work nor from any other penalties prescribed herein.

The Building Permit fees shall be calculated on the rates shown Table I per 100 square feet or major fraction thereof of floor area including basements and upper floors measuring the area on the outside dimensions of the building. Unfinished basements, unfinished upper floors and covered walkways open on both sides shall be calculated at one-half of the floor area. The rates for fees based on the square foot measurements are set forth in Table I Sections A and C of Table I.

The Building Permit fees for work which does not involve an increase in floor area in connection with alterations, repairs, towers, retaining walls, tanks (other than domestic fuel oil tanks) and similar construction, and the fee schedule in Section A, Table I is manifestly inapplicable the permit fee shall be determined on the rates shown in Section B, Table I of this Ordinance.

Where walls are omitted in the construction of buildings, such as open sheds, canopies, and covered walkways open on two (2) sides the exterior wall or walls on the open side or sides shall be assumed to be one and one-half ($1\frac{1}{2}$) feet inside the edge of the roof. Where buildings include more than one type of construction and/or occupancy the fee for each type of construction and/or occupancy shall be computed separately.

The minimum fee for any building or demolition permit shall be \$10.00.

Permit fees for the demolition shall be set forth in Section D Table I of this Ordinance.

When the valuation of the proposed construction exceeds \$25,000, a plan checking fee shall be paid to the Town of Gig Harbor. Said plan checking fee shall be as set forth in Table I of this Ordinance and shall be paid to the Building Inspector when said plans and specifications are checked. If a building permit is not issued for the work proposed on the plans, the person or firm submitting the plans and specifications shall pay the plan checking fee.

Table I

Section A

Type I Construction	\$ 6.00 per 100 Sq. Ft.
Type II Construction	5.50 per 100 Sq. Ft.
Type III Construction	5.00 per 100 Sq. Ft.
Type IV Construction	4.50 per 100 Sq. Ft.
Type I Construction	4.25 per 100 Sq. Ft.
Single Family Dwellings	\$ 4.00 per 100 Sq. Ft.
Apartments (Duplexes or more)	4.25 per 100 Sq. Ft.
Structures Accessory to Residential Dwellings Detached	\$3.00 per 100 Sq. Ft.
Minimum Building Permit Fee	\$10.00.

Section B

Total Valuation Labor & Material - \$0.00 to \$1,000.00 - \$10.00.
 \$1,000.00 to \$25,000.00 - \$10.00 plus 1% of total valuation in excess of \$1,001.00.
 Over \$250,000.00 - 1/2 of 1% for first \$250,000.00 and 1/4 of 1% above \$250,000.00.
 Plan Study Fees - Commercial - 65% over \$25,000.00 valuation, Residential - 50% over \$25,000.00.

Section C

Agricultural Buildings
 Unfinished interior with no finished floor - \$1.50 per 100 Sq. Ft.
 With finished interior and/or finished floor - \$2.00 per 100 Sq. Ft.

Section D

Demolition Permit
 Buildings 3,000 Sq. Ft. or less - \$10.00 minimum.
 Buildings over 3,000 Sq. Ft. - \$1.50 per thousand Sq. Ft., plus minimum.
 Minimum Permit Fee - \$10.00.

Section E

Buildings to be moved: Inspection.
 Fee for inspection of buildings to be moved only - minimum - \$40.00 plus \$10.00 per hour over 2 hours.
 Special inspection of building and/or construction not otherwise covered by building permit inspection - \$20.00.
 When approved by the building official, the fee for each reinspection is \$10.00.
 Certification for FHA, VA or similar certifications or for a financial institution for loan approval or similar inspection verification - \$75.00.
 The building official may use the valuation tables as provided in Table 3-A of the UBC at his option if the foregoing amended tables do not apply or are unreasonable as it applies to the proposed construction.

Section 3. The Gig Harbor Building Code, CH. 15.04, Plumbing Code, 15.08, is hereby amended by repealing the fee schedule therein and substituting therefore the following fee schedule. The remainder of said section remains the same.