

RESOLUTION NO. 671

A RESOLUTION OF THE CITY OF GIG HARBOR, RELATING TO BUILDINGS AND CONSTRUCTION, ESTABLISHING A FEE FOR THE REVIEW AND APPROVAL OF BASE PLANS, PURSUANT TO CHAPTER 3.40 OF THE GIG HARBOR MUNICIPAL CODE, SO THAT THIS RESOLUTION SUPERCEDES RESOLUTION 639, ESTABLISHING BUILDING PERMIT FEES.

WHEREAS, Gig Harbor Municipal Code Section 3.40.010 requires the City Council to establish fee schedules for planning and building permit applications and permits, engineering plan review fees and construction fees by resolution; and

WHEREAS, the City Council last established such fee schedules in January of 2005 in Resolution No. 639; and

WHEREAS, it has been determined that customer service and project affordability can be improved by reducing the plan review fee for 1 and 2 family dwelling projects submitted for building permitting that use plans previously reviewed and approved by the building and fire safety division; and

WHEREAS, the City Council adopted chapter 15.07 to the Gig Harbor Municipal Code to allow for the review and approval of base plans, and a fee must be established; and


WHEREAS, the proposed base plan fees must be included in the fee schedules described under GHMC Sec. 3.40.010

NOW, THEREFORE, THE GIG HARBOR CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Resolution No. 639, establishing Building Permit Fees is superseded by this Resolution.

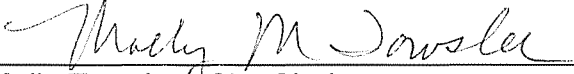
Section 2. The City Council hereby adopts the fee schedule in Exhibit A which is incorporated herein by reference.

APPROVED:



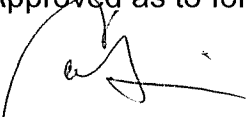
Charles L. Hunter, Mayor

ATTEST:



Molly Towslee, City Clerk
City Clerk

Approved as to form:



Carol A. Morris, City Attorney

Filed with City Clerk: 5/3/06
Passed by City Council: 5/8/06

Resolution No. 671

Exhibit "A"
Table 1-1
Building Permit Fees

Total Valuation	Fee
\$1.00 to \$500.00	\$28.00
\$501.00 to \$2,000.00	\$28.00 for the first \$500.00 plus \$4.00 for each additional \$100.00 or fraction thereof to and including \$2,000.00
\$2,001 to \$25,000	\$81.00 for the first \$2,000.00 plus \$17.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$454.00 for the first \$25,000.00 plus \$12.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$747.00 for the first \$50,000.00 plus \$9.00 for each additional \$1000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1153.00 for the first \$100,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3752.00 for the first \$500,000.00 plus \$6.00 for each additional \$1000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6507.00 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof
Demolition Permit	\$100.00
Building Permit Plan Review Fees	
Building permit plan review fees	The fee for review of building plans will equal 65% of the permit fee in addition to the permit fee.
<u>Base Plan Fees</u>	
<u>Base Plan Application Filing Fee.</u>	<u>\$50.00</u>
<u>New Base Plan Review Fee.</u>	<u>150% of plan review fee calculated under T. 1-1 for new construction.</u>
<u>Establish base plan from plan previously approved by the City.</u>	<u>100% of plan review fee calculated under T 1-1 for new construction.</u>
<u>Subsequent plan review fee for use of established base plan.</u>	<u>70% of the plan review fee calculated under T 1-1 for new construction.</u>
Grading Plan Review Fees	
100 Cu. Yds or less	\$28.00
101 to 1000 Cu Yds.	43.00
1,001 to 10,000 Cu. Yds	58.00
10,001 to 100,000 Cu. Yds.	58.00 for the first 10K plus 29.00 each add. 10K or fraction thereof.
100,001 to 200,000 Cu. Yds	313.00 for the first 100K plus 16.00 for each add. 10K or fraction thereof.
200,001 Cu. Yds. or more	467.00 for the first 200K plus 9.00 for each add. 10K or fraction thereof.
Grading Permit Fees	
100 Cu. Yds or less	\$43.00
101 to 1000 Cu. Yds.	43.00 for the first 100 Cu. Yds. plus 21.00 for each add. 100 Cu. Yds frac. thereof
1,001 to 10,000 Cu. Yds.	226.00 for the first 1000 Cu. Yds. plus 17.00 for each add. 1K Cu. Yds. or frac. thereof
10,001 to 100,000 Cu. Yds.	377.00 for the first 10K Cu. Yds. plus 77.00 for each add. 10K Cu. Yds. or frac. thereof
100,001 Cu. Yds or more	1,067.00 for the first 100K Cu. Yds. plus 43.00 for each add. 10K Cu. Yds. or frac. thereof

Table 1-2

Square Foot Construction Costs^{a,b,c}

Group (2003 IBC/IRC)		Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	165.95	160.61	156.88	150.43	139.89	139.15	145.68	129.62	124.96
	Theaters, without stage	153.07	147.74	144.00	137.56	127.01	126.28	132.81	116.74	112.08
A2	Assembly, nightclubs	125.18	121.67	118.62	114.17	106.80	105.50	110.00	97.28	94.06
	Restaurants, bars, banq. halls	124.18	120.67	116.62	113.17	104.80	104.50	109.00	95.28	93.06
A-3	Assembly, churches	153.70	148.37	144.63	138.18	127.62	126.88	133.44	117.35	112.69
	General, comm.. halls, libraries museums	127.26	121.93	117.19	111.74	100.17	100.44	107.00	89.90	86.24
A-4	Assembly, arenas	124.18	120.67	116.62	113.17	104.80	104.50	109.00	95.28	93.06
B	Business	127.83	123.20	119.28	113.70	101.74	101.18	109.36	90.86	87.43
E	Educational	134.23	129.70	125.99	120.41	111.07	108.45	116.43	99.24	95.53
F-1	Factory/Industrial, mod. haz.	77.52	73.96	69.54	67.44	58.27	59.27	64.69	49.69	47.21
F-2	Factory/Industrial, low haz.	76.52	72.96	69.54	66.44	58.27	58.27	63.69	49.69	46.21
H-1	High hazard, explosives	72.81	69.25	65.83	62.73	54.71	54.71	59.68	46.14	N.P.
H-2-4	High hazard	72.81	69.25	65.83	62.73	54.71	54.71	59.98	46.14	42.65
H-5	HPM	127.83	123.20	119.28	113.70	101.74	101.18	109.36	90.86	87.43
I-1	Institutional, supervised	126.22	121.89	118.61	113.80	104.41	104.35	110.35	95.96	92.16
I-2	Institutional, incapacitated	212.78	208.15	204.23	198.65	186.33	N.P.	194.31	175.45	N.P.
I-3	Institutional, restrained	145.21	140.58	136.66	131.08	120.34	118.78	126.74	109.46	104.03
I-4	Institutional, day care	126.22	121.89	118.61	113.80	104.41	104.35	110.35	95.96	92.16
M	Mercantile	93.28	89.77	85.71	82.26	74.39	74.08	78.09	64.86	62.65
R-1	Residential, hotels	127.49	123.15	119.88	115.07	105.73	105.68	111.67	97.28	93.49
R-2	Residential, multi-family	127.48	122.27	118.35	112.57	101.56	101.48	108.68	91.41	86.86
R-3	Residential, 1/2 family	121.08	117.73	114.83	111.67	106.38	106.13	109.80	101.28	94.02
R-4	Residential, care/asst. living	126.22	121.89	118.61	113.80	104.41	104.35	110.35	95.96	92.16
S-1	Storage, moderate hazard	71.81	68.25	63.83	61.73	52.71	53.71	58.98	44.14	41.65
S-2	Storage, low hazard	70.81	67.25	63.83	60.73	52.71	52.71	57.98	44.14	40.65
U	Utility, miscellaneous	54.84	51.85	48.77	46.33	40.19	40.19	43.73	33.04	31.46

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

**Table 1-3
Plumbing Permit Fees**

Permit Issuance

- 1. For issuing each permit.....\$23.00
- 2. For issuing each supplemental permit..... 12.00

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)..... \$ 8.00
- 2. For each building sewer and each trailer park sewer..... 17.00
- 3. Rainwater Systems – per drain (inside building)..... 8.00
- 4. For each cesspool (where permitted)..... 29.00
- 5. For each private sewage disposal system..... 46.00
- 6. For each water heater and/or vent..... 8.00
- 7. For each gas-piping system of one to five outlets..... 6.00
- 8. For each additional gas-piping system outlet per outlet..... 1.00
- 9. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps.....8.00
- 10. For each installation, alteration, or repair of water piping and/or water treating equipment, each..... 8.00
- 11. For each repair or alteration of drainage or vent piping, each fixture..... 8.00

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Table 1-3 Cont.

12.	For each lawn sprinkler system on any one meter including backflow protection devices therefore.....	8.00
13.	For atmospheric-type vacuum breakers not included in item 12:	
	1 to 5.....	6.00
	over 5, each.....	1.00
14.	For each backflow protective device other than atmospheric-type vacuum breakers:	
	2 inch (51 mm) diameter and smaller.....	8.00
	over 2 inch (51 mm) diameter.....	17.00
15.	For each gray water system.....	46.00
16.	For initial installation and testing for a reclaimed water system (excluding initial test).....	35.00
17.	For each annual cross-connection testing of a reclaimed water system (excluding initial test).....	35.00
18.	For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas.....	58.00
19.	For each additional medical gas inlet(s)/outlet(s).....	6.00

Plan Review Fee

1. A plan review fee equal to 65% of the permit fee shall be charged in addition to the permit fee for all plumbing permits. **Exception:** No plan review fee will be charged for plumbing permits related to residential construction regulated under the International Residential Code.

**Table 1-4
Mechanical and Fuel Gas Permit Fees**

Permit Issuance	
1. For issuing each permit.....	\$28.00
Unit Fee Schedule (in addition to issuance fee above)	
2. HVAC units up to and including 100,000 Btu.....	18.00
3. HVAC units over 100,000 Btu.....	22.00
4. Each appliance vent or diffuser without appliance.....	9.00
5. Repair of each appliance & refrigeration unit.....	16.00
6. Each boiler / compressor 100,000 Btu or 3 hp.....	18.00
Each over 100K to 500K Btu or over 3 hp to 15 hp.....	32.00
Each over 500K to 1,000K Btu or over 15 hp to 30 hp.....	44.00
Each over 1,000K to 1,750K Btu or over 30 hp to 50 hp.....	65.00
Each over 1,750K or over 50 hp.....	108.00
7. Each air handler up to 10,000 cfm.....	13.00
8. Each air handler over 10,000 cfm.....	22.00
9. Each VAV box.....	13.00
10. Each evaporative cooler other than portable type.....	13.00
11. Each ventilation fan connected to a single duct.....	9.00
12. Each ventilation system not part of a system under permit.....	13.00
13. Each hood served by mech. exhaust system including the ductwork.....	13.00
14. Each piece of equipment regulated by the mechanical code but not listed in this table (fireplace inserts).....	13.00
15. Each fuel gas piping system of one to four outlets.....	6.00
16. Each additional fuel gas outlet.....	2.00
Plan Review Fee	
1. A plan review fee equal to 65% of the permit fee shall be charged in addition to the permit fee for all mechanical permits. Exception: No plan review fee will be charged for mechanical permits related to residential construction regulated under the International Residential Code	

**Table 1-5
Fire System Permit Fees**

Type of Fire Protection System	Fees (includes plan review, testing, and inspection)
Fire Alarm Systems	
New Com./Multi. Fam. (first 4 zones).....	\$400.00 plus \$1.50 per device
Additional zones.....	50.00 each plus \$1.50 per device
Tenant Improvement	\$300.00 plus \$1.50 per device
Additional Zones	50.00 plus \$1.50 per device
Residential (1-2 fam. dwellings).....	\$160.00 plus \$1.50 per device
Sprinkler supervision/notification only.....	\$170.00 plus \$1.50 per device
System upgrade	One half the above listed fees for new work.
Fire Sprinkler Systems	
NFPA 13, 13 R Systems	
1. Each new riser up to 99 heads.....	\$175.00 +3.00/head
2. Each wet riser over 99 heads.....	490.00
3. Each dry riser over 99 heads.....	609.00
4. Each new deluge or pre-action system....	609.00
5. Each new combination system.....	790.00
6. Sprinkler underground.....	126.00
7. Revision to existing system.....	\$55.00 + 2.25/ head
8. High piled stock or rack system	
Add to riser fee.....	315.00
NFPA 13D systems	
1. Per dwelling unit fee.....	252.00
Standpipe Systems	
1. Each new Class 1 system	
Dry system.....	242.00
Wet system.....	347.00
2. Each new Class 2 system.....	420.00
3. Each new Class 3 system.....	420.00
Fire Pumps	\$762.00
Type I Hood Suppression Systems	
1. Pre-engineered.....	\$198.00
2. Custom engineered.....	347.00
Fixed Pipe Fire Suppression	
1. Pre-engineered.....	\$210.00
2. Custom engineered.....	483.00

**Table 1-6
Additional Services**

1.	Inspections outside of normal business hours.....	\$55.00 per hour ¹
2.	Reinspection fee.....	55.00 per hour
3.	Inspections for which no fee is specifically indicated.....	55.00 per hour
4.	Fire Code Operational Permit Inspection.....	55.00 per hour
5.	Additional plan review required by changes, additions or revisions to approved plans (per hour – minimum charge one-half hour).....	55.00 per hour
6.	Temporary Certificate of Occupancy.....	200.00
7.	Certificate of Occupancy for change in use.....	55.00
8.	Adult Family Home licensing inspection.....	55.00
9.	Investigation fee for work without a permit.....	100% of the permit fee in addition to the permit fee.
10.	Expedited plan review by third party contract	Actual Cost but not less than 65% of the permit fee.

¹ A two hour minimum fee will be charged for all additional services involving employee overtime.

**Table 1-7
Fire Code Operational and Construction Permit Fees**

Operation	Fee
Aerosol Products.....	55.00
Amusement Buildings.....	55.00
Aviation Facilities.....	110.00
Carnivals and fairs.....	55.00
Battery systems.....	110.00
Cellulose nitrate film.....	55.00
Combustible dust producing operations.....	55.00
Combustible fibers.....	55.00
- Exception: Permit not required for agricultural storage	
Compressed gases.....	55.00
- Exception: Vehicles using CG as a fuel for propulsion	
- See IFC T. 105.6.9 for permit amounts	
Covered mall buildings – Required for:.....	55.00
- Placement of retail fixtures and displays, concession equipment, displays of highly combustible goods and similar items in the mall;	
- Display of liquid or gas fired equipment in the mall;	
- Use of open flame or flame producing equipment in the mall.	
Cryogenic fluids.....	55.00
- Exception: Vehicles using cryogenic fluids as a fuel for propulsion or for refrigerating the lading.	
- See IFC T. 105.6.11 for permit amounts	
Dry cleaning plants.....	55.00
Exhibits and trade shows.....	55.00
Explosives.....	110.00
Fire hydrants and valves.....	55.00
- Exception: Authorized employees of the water company or fire department.	
Flammable and combustible liquids.....	110.00
- In accordance with IFC 105.6.17	
Floor finishing.....	55.00
- In excess of 350 sq. ft. using Class I or Class II liquids	

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Table 1-7 Cont.

Fruit and crop ripening.....	55.00
- Using ethylene gas	
Fumigation and thermal insecticidal fogging.....	55.00
Hazardous materials.....	55.00
- See IFC T. 105.6.21 for permit amounts	
HPM Facilities.....	110.00
High piled storage.....	110.00
- In excess of 500 sq. ft.	
Hot work operations.....	55.00
- In accordance with IFC 105.6.24	
Industrial ovens.....	55.00
Lumber yards and woodworking plants.....	55.00
Liquid or gas fueled vehicles or equipment.....	55.00
- In assembly buildings	
LP –Gas.....	110.00
- Exception: 500 gal or less water capacity container serving Group R-3 dwelling	
Magnesium working.....	55.00
Miscellaneous combustible storage.....	55.00
- In accordance with IFC 105.6.30	
Open burning.....	55.00
- Exception: Recreational fires	
Open flames and torches.....	55.00
Open flames and candles.....	55.00
Organic coatings.....	55.00
Places of assembly.....	55.00
Private fire hydrants.....	55.00
Pyrotechnic special effects material.....	55.00
Pyroxylin plastics	55.00
Refrigeration equipment	55.00
- Regulated under IFC Ch. 6	
Repair garages and motor fuel dispensing facilities	55.00
Rooftop heliports	110.00
Spraying or dipping	55.00
- Using materials regulated under IFC Ch. 15	
Storage of scrap tires and tire byproducts	55.00
Temporary membrane structures, tents and canopies.....	55.00
- Except as provided in IFC 105.6.44	
Tire re-building plants.....	55.00
Waste handling.....	55.00
Wood products.....	55.00

Required Construction Permits

Automatic fire extinguishing systems	Ref. Table 1-5
Compressed gases except as provided under IFC 105.7.2	Ref. Table 1-3
Fire alarm and detection systems and related equipment	Ref. Table 1-5
Fire pumps and related equipment	Ref. Table 1-5
Flammable and combustible liquids – In accordance with IFC 105.7.5	110.00
Hazardous materials	110.00
Industrial ovens regulated under IFC Ch. 21	110.00
LP Gas – Installation or modification of LP gas system	Ref. Table 1-4
Private fire hydrants – Installation or modification of private fire hydrants	Ref. Table 1-5
Spraying or dipping – installation or modification of a spray room, dip tank, or booth.....	110.00
Standpipe system	Ref. Table 1-4
Temporary membrane structures tents and canopies	Included in Op. Permit Fee
- Except as provided under IFC 105.7.12	