

## **RESOLUTION NO. 639**

**A RESOLUTION OF THE CITY OF GIG HARBOR, WASHINGTON, AMENDING THE FEES FOR BUILDING, GRADING, PLUMBING, MECHANICAL, FUEL GAS, AND FIRE PROTECTION SYSTEM PERMITS; FIRE CODE OPERATIONAL PERMITS AND ADDITIONAL BUILDING CONSTRUCTION RELATED SERVICES, AS LAST ESTABLISHED IN RESOLUTION NO. 512; AND ESTABLISHING SQUARE FOOT VALUATIONS FOR BUILDING CONSTRUCTION PROJECTS FOR THE PURPOSE OF DETERMINING 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**, GHMC Section 3.40.010 contemplates that the City will revise such fee schedules periodically; and

**WHEREAS**, the City Council last established such fee schedules in March of 1998 in Resolution No. 512; and

**WHEREAS**, since the passage of the most recent fee schedule in Resolution No. 512, the city adopted the 2003 ed. International Building, Fire, Mechanical and Fuel Gas codes and the 2003 ed. Uniform Plumbing Code; and

**WHEREAS**, unlike previous codes comprising the State Building Code, these codes do not contain fee tables; and,

**WHEREAS**, the proposed fee schedules in Exhibit A to this Resolution have been calculated as required by law to be consistent with the application of the recently adopted codes; and,

**WHEREAS**, the proposed fee schedule adjustments are deemed necessary to ensure that the City's administrative costs of permitting are paid by permit applicants; and

**WHEREAS**, the fees in Resolution 512 relate to planning, land use and engineering fees, in addition to fees for Building Code permits, and this Resolution is not intended to affect those planning, land use and engineering fees;

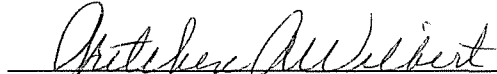
**NOW, THEREFORE, THE GIG HARBOR CITY COUNCIL RESOLVES AS**

**FOLLOWS:**

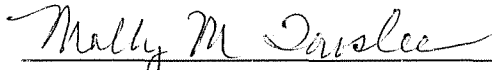
Section 1. Resolution No. 512, Exhibit A, section G (Special Inspections and Permits) is superceded or repealed by this Resolution.

Section 2. The City Council hereby adopts the fee schedule in Exhibit A, attached hereto, which is hereby incorporated herein by reference. Resolution 512 and Exhibit A, Sections A through F are not affected by this Resolution and shall be in full force and effect.

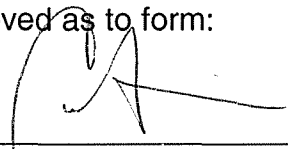
APPROVED:

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Molly Towslee, City Clerk  
City Clerk

Approved as to form:

  
\_\_\_\_\_  
Carol A. Morris, City Attorney

Filed with City Clerk: 1/5/05

Passed by City Council: 1/10/05

**Exhibit "A"**  
**Table 1-1**  
**Building Permit Fees**

<u>Total Valuation</u>		<u>Fee</u>
<u>\$1.00 to \$500.00</u>		<u>\$28.00</u>
<u>\$501.00 to \$2,000.00</u>		<u>\$28.00 for the first \$500.00 plus \$4.00 for each additional \$100.00 or fraction thereof to and including \$2,000.00</u>
<u>\$2,001 to \$25,000</u>		<u>\$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</u>
<u>\$25,001.00 to \$50,000.00</u>		<u>\$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</u>
<u>\$50,001.00 to \$100,000.00</u>		<u>\$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</u>
<u>\$100,001.00 to \$500,000.00</u>		<u>\$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</u>
<u>\$500,001.00 to \$1,000,000.00</u>		<u>\$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</u>
<u>\$1,000,001.00 and up</u>		<u>\$6507.00 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof</u>
<u>Demolition Permit</u>		<u>\$100.00</u>
<b><u>Building Permit Plan Review Fees</u></b>		
<u>Building permit plan review fees</u>		<u>The fee for review of building plans will equal 65% of the permit fee in addition to the permit fee.</u>
<b><u>Grading Plan Review Fees</u></b>		
<u>100 Cu. Yds or less</u>	<u>\$28.00</u>	
<u>101 to 1000 Cu Yds.</u>	<u>43.00</u>	
<u>1,001 to 10,000 Cu. Yds</u>	<u>58.00</u>	
<u>10,001 to 100,000 Cu. Yds.</u>	<u>58.00 for the first 10K plus 29.00 each add. 10K or fraction thereof.</u>	
<u>100,001 to 200,000 Cu. Yds</u>	<u>313.00 for the first 100K plus 16.00 for each add. 10K or fraction thereof.</u>	
<u>200,001 Cu. Yds. or more</u>	<u>467.00 for the first 200K plus 9.00 for each add. 10K or fraction thereof.</u>	
<b><u>Grading Permit Fees</u></b>		
<u>100 Cu. Yds or less</u>	<u>\$43.00</u>	
<u>101 to 1000 Cu. Yds.</u>	<u>43.00 for the first 100 Cu. Yds. plus 21.00 for each add. 100 Cu. Yds frac. thereof</u>	
<u>1,001 to 10,000 Cu. Yds.</u>	<u>226.00 for the first 1000 Cu. Yds. plus 17.00 for each add. 1K Cu. Yds. or frac. thereof</u>	
<u>10,001 to 100,000 Cu. Yds.</u>	<u>377.00 for the first 10K Cu. Yds. plus 77.00 for each add. 10K Cu. Yds. or frac. thereof</u>	
<u>100,001 Cu. Yds or more</u>	<u>1,067.00 for the first 100K Cu. Yds. plus 43.00 for each add. 10K Cu. Yds. or frac. thereof</u>	

**Table 1-2**

## Square Foot Construction Costs<sup>a,b,c</sup>

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

Cont. next page

**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

<u>Type of Fire Protection System</u>	<u>Fees (includes plan review, testing, and inspection)</u>
<b><u>Fire Alarm Systems</u></b>	
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.
<b><u>Fire Sprinkler Systems</u></b>	
<b><u>NFPA 13, 13 R Systems</u></b>	
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
<b><u>NFPA 13D systems</u></b>	
1. Per dwelling unit fee.....	252.00
<b><u>Standpipe Systems</u></b>	
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
<b><u>Fire Pumps</u></b> .....	<b>\$762.00</b>
<b><u>Type I Hood Suppression Systems</u></b>	
1. Pre-engineered.....	\$198.00
2. Custom engineered.....	347.00
<b><u>Fixed Pipe Fire Suppression</u></b>	
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 <sup>1</sup>
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.

<sup>1</sup> 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**

<b>Operation</b>	<b>Fee</b>
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	

**Cont. next page**

**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	