



Planning & Community
Development

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Construction Fees

The term “construction permit fees” include several types of fees. The primary fee is the Building Permit Fee, which usually includes both the basic fee (based on valuation) and additional fees (as needed, based on the special attributes of the proposed construction). Fees in Shoreline follow standard practice, which is to base fees on the total value of the construction work to be performed.

The International Code Council (ICC) publishes a table called “Building Valuation Data” or BVD. This BVD table is accepted and used across the United States. BVD tables list national averages of construction costs per square foot (Note that “costs” and “value” are equivalent with respect to the fee calculation). These cost averages are based on typical construction methods for each occupancy group and type of construction. They include the costs for structural work, electrical work, plumbing, mechanical work, interior finish, normal site preparation, architectural and design services, overhead costs and profit. BVD tables are updated on a regular basis; be sure to contact the City of Shoreline to verify that your information is current.

This method is a consistent basis for determining construction fees for both new construction and also additions to existing structures. In the case of remodels and alterations, value (or cost) information is supplied by applicants or their contractors. This also applies to miscellaneous permits, such as permits for the construction of retaining walls, fences, and swimming pools. Only the cost basis of plumbing, mechanical, and right-of-way permits may be different; those are typically based on the hourly rate of work.

Please note that construction permit fees are necessary to funding the cost of the City’s enforcement responsibilities, its review of plans, and its assistance to owners and developers.

Hours of Operation:

Monday 8:00 am–5:00 pm
Tuesday 8:00 am–5:00 pm
Wednesday 1:00 pm–5:00 pm
Thursday 1:00 pm–5:00 pm
Friday 8:00 am–5:00 pm

Permit Processing Ends at 4:00 pm Daily

EXAMPLE

Given a 3 bedroom/2 bath house with gas heat, the permit fees would be calculated as follows:

1. Determine the Valuation

	<u>Value per square foot</u>
Wood-frame single family dwelling	\$165.67
Garage	\$64.19
Deck	\$29.64
Dwelling	2,530 sq. ft. x \$165.67 = \$419,145.10
Garage	500 sq. ft. x \$64.19 = \$32,095.00
Deck	120 sq. ft. x \$29.64 = + \$3,556.80
Total Valuation	\$454,796.90

Fees are calculated using this valuation. The value per square foot is updated periodically by the ICC. Please contact us or visit our website to verify the current values.

The building permit fee is determined by using the following table:

TOTAL VALUATION	FEE
\$0 - \$14,000.00	\$250.00
\$14,000.01 - \$25,000	\$75 for the first \$2,000.00 + \$14.00 for each additional 1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.01 - \$50,000.00	\$397 for the first \$25,000.00 + \$11.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,000.01 - \$100,000.00	\$672 for the first \$50,000.00 + \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,000.01 - \$500,000.00	\$1,122 for the first \$100,000.00 + \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.
\$500,000.01 - \$1,000,000.00	\$3,922 for the first \$500,000.00 + \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.01 +	\$6,422 for the first \$1,000,000.00 + \$4.00 for each additional \$1,000.00, or fraction thereof.

2. Determine the Building Permit Fees

Given a value of \$454,796.90 fee calculation is:

Basic Fees

\$1,122.00	For the first \$100,000 of value
<u>+ \$2,485.00</u>	Plus \$7.00 for each additional \$1,000 of value
\$3,607.00	Building permit fee
<u>+ \$2,344.55</u>	Plan review fee = 65% of the building permit fee
\$5,951.55	Sub-total
<u>+ \$6.50</u>	WA State Building Code Surcharge
\$5,958.05	Total building permit fee
\$250.00	Site/zoning review (all new construction, 1 hour minimum)
\$125.00	Fire safety review (1/2 hour minimum for residential)²
<u>+\$1,000.00</u>	Civil plan review – Site drainage/surface water (4 hour min. for new residential construction and 12 hour min. for new commercial)
\$7,333.05	

\$454,796.90
<u>- \$100,000.00</u>
\$354,796.90
<u>÷ 1000</u>
354.79
<i>(rounded up to 355.00)</i>
355.00
<u>x \$7</u>
\$2,485.00

Additional Fees¹

- \$250.00 (hourly rate) - Critical area review (2 hour minimum when required)²
- \$750.00 (hourly rate, 3-hour minimum) – Separate Right-of-Way permit and inspection²

3. Determine the Residential* Mechanical and Plumbing Permit Fees

- \$250.00 Mechanical and Plumbing Permit (up to 4 fixtures)
- \$12.00 Per fixture over 4

Given the example 3 bedroom/2 bathroom house with gas heat, the mechanical and plumbing fees would be:

<u>Mechanical</u>	<u>Plumbing</u>
3 Vent fans	2 Toilets
1 Kitchen hood	4 Sinks (2 bath, 1 kitchen, 1 utility)
1 Gas furnace	2 Tub / shower combination
1 Gas range	1 Dishwasher
1 Gas fireplace	1 Hose Bib
1 Clothes dryer	1 Clothes washer
<u>+3</u> Gas piping outlets	1 Electric water heater
11 Total fixtures	<u>+1</u> Floor Drain
	13 Total Fixtures

\$250.00	Base Fee
24	Total Fixtures
20	(-4 included in Base Fee)
<u>+\$240.00</u>	Fixture Fee (20 x \$12.00)
\$490.00	Total Mechanical & Plumbing Fees

Note: If multiple mechanical and plumbing permits are submitted, each one will be assessed the base fee of \$250.00 (including 4 fixtures), plus \$12.00 for each fixture over 4.

*For commercial mechanical permits the base fee is \$669.00 including 4 fixtures, plus \$12.00 for each fixture over 4 and plan review (if required) costs \$250.00/hour. Additional submittal information may also be required.

¹ Additional fees may be assessed at the time of application or as a result of our review. The minimum charge for reviews other than construction plan review is one hour.

² To be determined at time of permit application or issuance.

4. Calculate the Total Permit Fees¹

\$490.00	Mechanical/Plumbing Permit (included in Building Permit)
\$750.00	Right-of-way Permit
\$750.00	Wastewater New Sewer Connection Permit
<u>+ \$7,333.05</u>	Building/Plan Review, Fire Review, Zoning Review, & Civil Plan Review
\$9,323.05	

¹ These fees are based on a specific example. The actual amount will vary based on the actual conditions as well as the complexity of the proposal and other factors such as critical areas, variances, need for a clearing and grading permit, or any other activity that may require additional review.

Note: this handout is for informational use only and is not to be substituted for the Shoreline Municipal Code

2024 CONSTRUCTION VALUATIONS PER SQUARE FOOT (ICC BVD)

	I-A	I-B	II-A	II-B	III-A	III-B	IV	V-A	V-B
APARTMENTS / CONDOMINIUMS (R-2)	221.32	212.06	203.42	194.78	175.96	170.01		154.36	148.28
ARENA / STADIUM (A-4)	306.39	295.08	286.44	275.42	256.37	248.50		235.51	228.05
ASSISTED LIVING FACILITY (I-1)	262.22	252.95	244.31	235.67	215.42	209.47		193.82	187.73
AUDITORIUM / ASSEMBLY ROOM (A-3)	266.07	254.76	246.12	235.10	216.33	208.46		195.47	188.01
BANK (B)	260.69	251.13	241.86	231.65	210.99	202.73		186.21	177.81
CANOPY (COMMERCIAL) (ACCESSORY)	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19
CARPORT (PRIVATE) (U)									29.64
CASINO / NIGHTCLUB / GAMING (A-2)	269.94	261.93	254.48	245.85	230.56	223.99		209.57	202.79
CHURCH (A-3)	311.88	300.57	292.93	280.91	263.30	254.43		242.45	233.98
DAYCARE / PRESCHOOL (E)	262.22	252.95	244.31	235.67	215.42	209.47		193.82	187.73
DAYCARE / PRESCHOOL (I-4)	262.22	252.95	244.31	235.67	215.42	209.47		193.82	187.73
DECKS (ACCESSORY)								29.64	29.64
DUPLEX (R-3)									165.67
DWELLING (R-3)									165.67
DWELLING / UNFINISHED BASEMENT (R-3)									29.64
GARAGE (PRIVATE) (U)								67.39	64.19
GARAGE (PUBLIC) (S-2)	147.46	140.04	131.60	125.90	112.12	104.97		91.00	83.50
GREENHOUSE (U)				95.60					64.19
HIGH HAZARD MATERIALS (H-1)			133.60	127.90	114.12	106.97		93.00	
HIGH HAZARD MATERIALS (H-2)			133.60	127.90	114.12	106.97		93.00	85.50
HIGH HAZARD MATERIALS (H-3)			133.60	127.90	114.12	106.97		93.00	85.50
HIGH HAZARD MATERIALS (H-4)			133.60	127.90	114.12	106.97		93.00	85.50
HOME FOR THE ELDERLY (I-2)	302.01	292.45	283.18	272.97	253.83			229.05	

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HOSPITAL (I-2)	434.15	424.59	415.32	405.12	383.35			358.57	
HOTEL / MOTEL (R-1)	264.67	255.41	246.77	238.13	218.35	212.40		196.75	190.67
INDUSTRIAL / FACTORY - LOW HAZARD (F-2)	159.20	151.78	143.34	137.64	123.55	116.41		102.44	94.93
INDUSTRIAL / FACTORY - MOD HAZARD (F-1)	160.20	152.78	143.34	138.64	123.55	117.41		102.44	95.93
JAIL / DETENTION FACILITY (I-3)		286.31						223.17	212.77
LABORATORY (B)	260.69	251.13	241.86	231.65	210.99	202.73		186.21	177.81
LIBRARY (A-3)	266.07	254.76	246.12	235.10	216.33	208.46		195.47	188.01
LICENSED CARE (RESIDENTIAL) (R-3)								193.82	187.73
MEDICAL OFFICE (B)	260.69	251.13	241.86	231.65	210.99	202.73		186.21	177.81
MUSEUM (A-3)								195.47	188.01
OFFICE SPACE (B)	260.69	251.13	241.86	231.65	210.99	202.73		186.21	177.81
POLE BUILDING (COMMERCIAL) (U)								67.39	64.19
POLE BUILDING (PRIVATE) (U)									29.64
RESTAURANT / DINING / DRINKING (A-2)	268.94	260.93	252.48	244.85	228.56	222.99		207.57	201.79
RESTAURANT / DINING / DRINKING (B)	268.94	260.93	252.48	244.85	228.56	222.99		207.57	201.79
SCHOOL / CLASSROOMS (B)	273.46	263.96	255.62	245.04	228.69	217.00		200.36	193.94
SCHOOL / CLASSROOMS (E)	273.46	263.96	255.62	245.04	228.69	217.00		200.36	193.94
STORAGE - LOW HAZARD (S-2)	147.46	140.04	131.60	125.90	112.12	104.97		91.00	83.50
STORAGE - MOD HAZARD (S-1)	148.46	141.04	131.60	126.90	112.12	105.97		91.00	84.50
STORE / RETAIL SPACE (M)	201.37	193.36	184.91	177.28	161.72	156.15		140.73	134.95
THEATER - NO STAGE (A-1)	307.39	296.08	288.44	276.42	258.37	249.50		237.51	229.05
THEATER - WITH STAGE (A-1)	335.89	324.58	316.94	304.93	286.87	278.00		266.02	257.55
TOWNHOMES (R-3)								175.86	165.67
UTILITY / MISCELLANEOUS (U)	114.09	107.37	99.89	95.60	85.13	79.54		67.39	64.19