

ORDINANCE NO. 101

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON ADOPTING REVISED FEES FOR LAND USE AND BUILDING PERMIT DEVELOPMENT APPLICATIONS, AND REPEALING ORDINANCE NO. 24

WHEREAS, the City of Shoreline passed Ordinance No. 24 on August 7, 1995, setting development fees for land use and building permit applications; and

WHEREAS, the City has established a permit center in City Hall to process development applications and has the staff necessary to handle the processing of land use and building permit development applications filed with the City; and

WHEREAS, pursuant to the August 1995 interlocal agreement with the City entitled "Interlocal Agreement Relating to the Use of City-Owned Real Property," King County will continue to process right-of-way use applications within the City; and

WHEREAS, based upon the City's experience in processing land use and building permit applications over the past year, and the costs associated with processing such applications, the City Council desires to ultimately adopt development fees which meet the objective of recovering 80% of the DSG budget; and

WHEREAS, the City Council believes it is appropriate to incrementally achieve the 80% recovery goal, and, therefore, adopts at this time development fees as set forth in Attachment; NOW, THEREFORE,

**THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON,
DOES ORDAIN AS FOLLOWS:**

Section 1. Adoption of Land Use and Development Fee Schedule. The City Manager or designee is authorized to charge applicants for development and land use permits received by the City's Permit Center, the amounts set forth in the Fee Schedule, a copy of which is included as Attachment A to this ordinance.

Section 2. Authorizing King County to Continue to Collect Fees for Use of City-Owned Property. Pursuant to the August 1995 "Interlocal Agreement Relating to the Use of City-Owned Real Property", King County is authorized to collect fees pursuant to the County's adopted fee schedule, as presently constituted or hereinafter amended, for those applications to be processed by the County pursuant to the interlocal agreement.

Section 3. Administration. The Director of Development Services is authorized to interpret the provision of this ordinance and may issue rules for its administration.

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Section 4. Refund of Application Fees. Any fee established in this ordinance which was erroneously paid or collected will be refunded. Refunds for applications, permits, or approvals which are withdrawn or canceled shall be determined by the Director of Development Services.

Section 5. Repealer. Ordinance No. 24, enacted August 7, 1995, is hereby repealed.

Section 6. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 7. Effective Date and Publication. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force and effect at 12:01 a.m. on September 1, 1996.


PASSED BY THE CITY COUNCIL ON AUGUST 12, 1996.


Mayor Connie King

ATTEST:


Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:


Janet E. Garrow
Interim City Attorney

Date of Publication: August 15, 1996
Effective Date: September 1, 1996

FEE SCHEDULE

Type of Permit Application	Fee
Appeals	\$350
Binding Site Plan	\$150 deposit plus \$74/hour
Boundary Line Adjustment	\$370 deposit plus \$74/hour
Building Permit	The fee schedule from the 1994 Uniform Building Code, Table 1-A as amended and supplemented in Appendixes 1 and 2
Conditional Use Permit	\$2,220 plus public hearing \$1,400 (if required)
Continuation and/or Minor Alteration of Nonconforming Use	\$75 deposit plus \$74/hour
<u>Environmental Review:</u>	
<i>Environmental Checklist: Single Family</i>	\$740
<i>Multi-Family/Commercial</i>	\$1,110
<i>Environmental Impact Statement Review</i>	\$2,500 deposit plus \$74/hour
“Fast Track” Permit	\$75 plus \$74/hour if additional inspection required
Grading Permit	\$220 deposit plus \$74/hour
Sensitive Area Review	\$500 plus \$74/hour
Rezone	\$3,700 plus \$1,400 public hearing
<u>Shoreline Substantial Development:</u>	
<i>Shoreline Exemption</i>	\$150
<i>Substantial Development Permit (based on valuation)</i>	
up to \$10,000	\$1,080
\$10,000 to \$500,000	\$2,500
over \$500,000	\$8,500

<i>Shoreline Variance</i>	\$2,200 plus \$1,400 public hearing (if required)
Sign Permit	\$150 plus \$74/hour
Special Use Permit	\$3,700 plus \$1,400 public hearing
Street Vacation	\$2,200 plus \$1,400 public hearing
<u>Subdivisions:</u>	
<i>Preliminary Short Plat</i>	\$2,220 plus \$1,400 public hearing (if required)
<i>Final Short Plat</i>	\$370
<i>Engineering Plans Review and Inspections</i>	\$150 plus 74/hour
<i>Short Plat Change</i>	\$750
<i>Preliminary Subdivision</i>	\$2,800 plus \$25/lot plus public hearing \$1,400
<i>Final Subdivision</i>	\$2,220 plus \$15/lot
Urban Planned Development	\$2,800 plus \$125/acre plus \$1,400 public hearing
Variances	\$2,220 plus \$1,400 public hearing (if required)
All Other Fees Per Hour	\$74/hour

1994 UNIFORM BUILDING CODE

TABLE 1-A—BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$21.00
\$501.00 to \$2,000.00	\$21.00 for the first \$500.00 plus \$2.75 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$62.25 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$349.75 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$574.75 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$887.25 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,887.25 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,012.25 for the first \$1,000,000.00 plus \$2.75 for each additional \$1,000.00, or fraction thereof

All Other Fees Per Hour

\$74/hour

BUILDING VALUATION DATA

At the request of numerous building officials, *Building Standards* offers the following building valuation data representing average costs for most buildings. Because residential buildings are the most common for many cities, two general classes are considered for these, one for "average" construction and the other for "good." Adjustments should be made for special architectural or structural features and the location of the project. Higher or lower unit costs may often result.

The unit costs are intended to comply with the definition of "valuation" in Section 223 of the 1994 *Uniform Building Code*™ and thus include architectural, structural, electrical, plumbing and mechanical work, except as specifically listed below. The unit costs also include the contractor's profit, which should not be omitted.

The determination of plan check fees for projects reviewed by the International Conference of Building Officials will be based on valuation computed from these figures, which were established in April 1995.

Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average
1. APARTMENT HOUSES:		7. DWELLINGS:		13. JAILS:	
Type I or II F.R.*	\$ 75.70	Type V—Masonry	63.80	Type I or II F.R.	135.90
(Good)	\$93.00	(Good)	\$81.50	Type III—1-Hour	122.90
Type V—Masonry	61.40	Type V—Wood Frame	56.70	Type V—1-Hour	91.90
(or Type III)		(Good)	\$77.90	14. LIBRARIES:	
(Good)	\$75.00	Basements—		Type I or II F.R.	99.40
Type V—Wood Frame	53.60	Semi-Finished	16.90	Type II—1-Hour	72.00
(Good)	\$68.90	(Good)	\$19.50	Type II—N	68.50
Type I—Basement Garage	31.80	Unfinished	12.20	Type III—1-Hour	76.00
		(Good)	\$14.90	Type III—N	72.20
2. AUDITORIUMS:		8. FIRE STATIONS:		Type V—1-Hour	71.20
Type I or II F.R.	89.60	Type I or II F.R.	96.80	Type V—N	68.20
Type II—1-Hour	64.20	Type II—1-Hour	63.50	15. MEDICAL OFFICES:	
Type II—N	60.80	Type II—N	60.00	Type I or II F.R.*	101.80
Type III—1-Hour	67.60	Type III—1-Hour	69.70	Type II—1-Hour	78.00
Type III—N	64.50	Type III—N	66.80	Type II—N	74.20
Type V—1-Hour	64.20	Type V—1-Hour	65.00	Type III—1-Hour	82.10
Type V—N	60.50	Type V—N	61.90	Type III—N	78.70
3. BANKS:		9. HOMES FOR THE ELDERLY:		Type V—1-Hour	75.90
Type I or II F.R.*	126.80	Type I or II F.R.	88.80	Type V—N	73.20
Type II—1-Hour	92.20	Type II—1-Hour	71.40	16. OFFICES**:	
Type II—N	89.40	Type II—N	68.20	Type I or II F.R.*	91.20
Type III—1-Hour	101.70	Type III—1-Hour	74.20	Type II—1-Hour	60.40
Type III—N	98.30	Type III—N	71.20	Type II—N	57.70
Type V—1-Hour	91.90	Type V—1-Hour	71.60	Type III—1-Hour	65.40
Type V—N	88.00	Type V—N	68.70	Type III—N	62.30
4. BOWLING ALLEYS:		10. HOSPITALS:		Type V—1-Hour	60.80
Type II—1-Hour	43.10	Type I or II F.R.*	139.50	Type V—N	57.40
Type II—N	40.30	Type III—1-Hour	114.40	17. PRIVATE GARAGES:	
Type III—1-Hour	46.90	Type V—1-Hour	108.50	Wood Frame	20.60
Type III—N	43.90	11. HOTELS AND MOTELS:		Masonry	23.00
Type V—1-Hour	31.50	Type I or II F.R.*	85.90	Open Carports	13.90
5. CHURCHES:		Type III—1-Hour	74.00	18. PUBLIC BUILDINGS:	
Type I or II F.R.	84.80	Type III—N	70.60	Type I or II F.R.*	105.40
Type II—1-Hour	62.90	Type V—1-Hour	65.90	Type II—1-Hour	84.50
Type II—N	59.80	Type V—N	62.90	Type II—N	81.00
Type III—1-Hour	68.50	12. INDUSTRIAL PLANTS:		Type III—1-Hour	87.80
Type III—N	65.50	Type I or II F.R.	48.60	Type III—N	84.80
Type V—1-Hour	63.80	Type II—1-Hour	33.50	Type V—1-Hour	80.00
Type V—N	60.00	Type II—N	30.70	Type V—N	77.10
6. CONVALESCENT HOSPITALS:		Type III—1-Hour	36.90	19. PUBLIC GARAGES:	
Type I or II F.R.*	118.80	Type III—N	34.80	Type I or II F.R.*	41.60
Type II—1-Hour	81.20	Tilt-up	25.20	Type I or II Open Parking*	31.00
Type III—1-Hour	83.70	Type V—1-Hour	34.50	Type II—N	24.20
Type V—1-Hour	78.50	Type V—N	31.60	Type III—1-Hour	31.20
				Type III—N	27.70
				Type V—1-Hour	28.30
				20. RESTAURANTS:	
				Type III—1-Hour	82.40
				Type III—N	79.60
				Type V—1-Hour	75.20
				Type V—N	72.20
				21. SCHOOLS:	
				Type I or II F.R.	95.00
				Type II—1-Hour	64.20
				Type III—1-Hour	68.70
				Type III—N	65.30
				Type V—1-Hour	64.00
				Type V—N	61.00
				22. SERVICE STATIONS:	
				Type II—N	56.90
				Type III—1-Hour	59.20
				Type V—1-Hour	50.20
				Canopies	23.60
				23. STORES:	
				Type I or II F.R.*	70.40
				Type II—1-Hour	42.60
				Type II—N	41.60
				Type III—1-Hour	51.80
				Type III—N	48.80
				Type V—1-Hour	43.60
				Type V—N	40.10
				24. THEATERS:	
				Type I or II F.R.	93.80
				Type III—1-Hour	67.60
				Type III—N	64.40
				Type V—1-Hour	63.40
				Type V—N	60.00
				25. WAREHOUSES***:	
				Type I or II F.R.	42.20
				Type II or V—1-Hour	24.60
				Type II or V—N	23.20
				Type III—1-Hour	28.30
				Type III—N	26.90
				EQUIPMENT	
				AIR CONDITIONING:	
				Commercial	3.60
				Residential	3.00
				SPRINKLER SYSTEMS	1.80

*Add 0.5 percent to total cost for each story over three. **Deduct 20 percent for shell-only buildings. ***Deduct 11 percent for mini-warehouses.

REGIONAL MODIFIERS

The following modifiers are recommended for use in conjunction with the building valuation data. In addition, certain local conditions may require further modifications. To use these modifiers, merely multiply the listed cost per square foot by the appropriate regional modifier. For example, to adjust the cost of a Type III One-hour hotel building of average construction for the Iowa area, select Regional Modifier 0.80 and unit cost from valuation data, \$74.00:

$$0.80 \times 74.00 = \$59.20 \text{ (adjusted cost per square foot)}$$

Eastern U.S.	Modifier	Eastern U.S. (cont.)	Modifier	Central U.S. (cont.)	Modifier	Western U.S.	Modifier
Connecticut	0.95	Pennsylvania		Kentucky	0.77	Alaska	1.30
Delaware	0.84	Philadelphia	0.96	Louisiana	0.78	Arizona	0.82
District of Columbia	0.87	Other	0.83	Michigan	0.84	California	
Florida	0.74	Rhode Island	0.94	Minnesota	0.86	Los Angeles	1.00
Georgia	0.68	South Carolina	0.70	Mississippi	0.71	San Francisco	1.13
Maine	0.81	Vermont	0.80	Missouri	0.78	Other	0.94
Maryland	0.79	Virginia	0.73	Nebraska	0.75	Colorado	0.81
Massachusetts	0.94	West Virginia	0.82	North Dakota	0.80	Hawaii	1.14
New Hampshire	0.82	Central U.S.		Ohio	0.80	Idaho	0.80
New Jersey	0.91	Alabama	0.72	Oklahoma	0.71	Montana	0.79
New York		Arkansas	0.70	South Dakota	0.78	Nevada	0.89
New York City	1.16	Illinois	0.87	Tennessee	0.72	New Mexico	0.76
Other	0.87	Indiana	0.82	Texas	0.74	Oregon	0.83
North Carolina	0.70	Iowa	0.80	Wisconsin	0.85	Utah	0.75
		Kansas	0.74			Washington	0.88
						Wyoming	0.80