

RESOLUTION NO. 2012-08

A RESOLUTION ESTABLISHING BUILDING PERMIT FEES AND ADOPTING A VALUATION TABLE FOR THE CITY OF OTHELLO

Recitals:

1. The State Building Code requires each jurisdiction to establish fees for the issuance of permits pursuant to that Code.
- 2.

Repeal: Resolution 2010-07 in its entirety and Replace with this resolution.

Resolved:

1. For permits issued pursuant to Othello Municipal Code Chapter 14.04 the following fees are adopted as the fees to be imposed by the City of Othello for all building permits:

BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$0.00 to \$2,000.00	\$75.00 will be the flat fee for projects up to \$2,000.00 with no Plan Review charge.
\$2,001.00 to \$40,000.00	\$75.00 for the first \$2,000.00 plus \$11.00 for each additional \$1,000.00, to and including \$40,000.00.
\$40,001.00 to \$100,000.00	\$493.00 for the first \$40,000.00 plus \$9.00 for each additional \$1,000.00, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$1033.00 for the first \$100,000.00 plus \$7.00 for each additional \$1,000.00, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$3,833.00 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$6,333.00 for the first \$1,000,000.00 plus \$3.00 for each additional \$1,000.00

OTHER INSPECTIONS AND FEES:

1 Inspections outside of normal business hours (minimum charge--two hours)	\$47.00 per hour ¹
2 Re-inspection fee	\$47.00 per inspection
3 Inspections for which no fee is specifically indicated (minimum charge--one-half hour)	\$47.00 per hour ¹
4 Additional plan review required by changes, additions or revisions to plans (minimum charge--one-half hour)	\$47.00 per hour ¹
5 For use of outside consultants for plan checking and inspections, or both	Actual costs ²
6 When work is performed without a permit the permit fee may be increased by 50%	

¹ Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include, supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

² Actual costs include administrative and overhead costs.

³ Total value is the local market cost and profit by an independent contractor to construct the facility, but not including land, furnishings or specialized equipment. Total valuation is established using the actual bid amount or other industry accepted value estimating methods such as IBC value table adjusted for Eastern Washington. Pole buildings will be valued the same as open carports.

2. Valuations shall be based on the Building Valuation Data developed by the International Conference of Building Officials, April 2002 a copy which is attached.

3. A plan review fee in the amount of 65% of the building permit shall be assessed even if a permit is not issued.

The plan review fee shall not apply to:

- (1) Repairs, remodels, commercial re-roofs, alteration projects, fences, tenant remodels, and other non structural minor projects that do not involve a structural fire wall or change of occupancy issues.
4. The fees for mechanical permits, when issued with a building permit, shall be considered part of the building permit fee. When issued independent of a building permit, the mechanical placement or replacement permit shall be \$100.00 per appliance or compressor. Provided that a gas or electric furnace with an air conditioner, or a heat pump are considered as one appliance.
5. The fees for plumbing permits, when issued with a building permit shall be considered part of the building permit fees.
6. When a permit is required for building removal, demolition, site grading, or excavation the fees shall be \$100.
7. The fees to be imposed on each mobile home placed in a mobile home park shall be one hundred dollars.
8. A fire sprinkler plan review fee can be collected by Adams County Fire District #5, per fire code and their fee policy.
9. Permit fees for lawn sprinklers, back flow devices, and fire service lines shall be as established by Public Works Department.
10. Adoption of this Resolution replaces Resolution 2010-07.

ADOPTED by the City Council of Othello, Washington on this 9th day of April 2012

By: Mayor Tim Wilson
Tim Wilson, Mayor

ATTEST:

By: Debbie L. Kudrna
Debbie L. Kudrna, City Clerk