

RESOLUTION NO. 991

**A RESOLUTION AMENDING RESOLUTION NO. 948
AND UPDATING STATE BUILDING CODE FEES
FOR THE LYNDEN MUNICIPAL CODE
FOR THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON**

WHEREAS, the City Council of the City of Lynden has determined that it is in the best interest of the City to update building fees to be consistent with current practice; and

WHEREAS, the Washington State Building Code Council has notified the City of an increase to state building code fees that must be enacted effective July 1, 2018.

NOW THEREFORE, **BE IT RESOLVED** by the City Council of the City of Lynden, Whatcom County, Washington that the following fees be amended as follows:

Section 1: Building Valuation

Plan Review and Permit Fees are based on the determined valuation of a project, rather than the cost, to ensure permit fees are consistent. Valuation means the estimated total cost of building construction. It is not meant to determine market value of a structure.

The Square Foot Construction Costs in the following table are from the updated 2016 Building Valuation Data Table provided by the International Code Council (ICC) and represent average valuations for various occupancy types. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The charges in Section 2 shall be based on this table unless project valuation submitted by the applicant is significantly higher than the calculated valuation using this table, in which case the City will use the submitted valuation. Construction Type VB shown in this table represents approximately 95% of all building projects in our area; however, the Building Official will refer to the complete ICC 2016 table *for other valuation types* if the project is not Construction Type VB.

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

Group (International Building Code)	VB (Unprotected Wood Frame)
A-1 Assembly, theaters, with stage	169.73
A-1 Assembly, theaters, without stage	150.92
A-2 Assembly, nightclubs	132.99
A-2 Assembly, restaurants, bars, banquet halls	131.99
A-3 Assembly, churches	153.09
A-3 Assembly, general, community halls, libraries, museums	118.27
A-4 Assembly, arenas	149.92
B Business	122.72
E Educational	136.18
F-1 Factory and industrial, moderate hazard	65.44
F-2 Factory and industrial, low hazard	64.44
H-1 High Hazard, explosives	* N.P.
H234 High Hazard	58.67
H-5 HPM	122.72
I-1 Institutional, supervised environment	129.43
I-2 Institutional, hospitals	* N.P.
I-2 Institutional, nursing homes	* N.P.
I-3 Institutional, restrained	147.16
I-4 Institutional, day care facilities	129.43
M Mercantile	88.36
R-1 Residential, hotels	131.23
R-2 Residential, multiple family	102.41
R-3 Residential, one- and two- family	112.65
R-4 Residential, care/assisted living facilities	129.43
S-1 Storage, moderate hazard	57.67
S-2 Storage, low hazard	56.67
U Utility, miscellaneous (i.e. Garage, Accessory Bldg >120sf)	44.63

a. Private Garages use Utility, miscellaneous

b. Unfinished basements (all use group) = \$15.00 per sq. ft.

c. For shell only buildings deduct 20 percent

*d. N.P. = Occupancy group not permitted under type VB Construction – refer to complete ICC 2016 Valuation Table
(Refer to Building Official)

Improvements to Existing Structures
Remodels/Additions/Alterations
(Residential re-roofing & re-siding – no permit required)

Fee Based on
Owners Construction Cost

Porches/Decks/Patios
Covered porch, deck, patio
Open porch, deck, patio, gazebo

Cost per Sq. Ft.
\$15.00
\$10.00

Residential Garages and Sheds

These will now be found under "U" in the Table above.

Foundations only
Residential Foundation
Industrial and Commercial Foundation
Plan Check Fee

Valuation - per Sq. Ft. or Minimum Fee
\$2.00 per sq. ft. or Minimum \$50.00
\$3.00 per sq. ft. or Minimum \$100.00
65% of calculated Permit Fee

Temporary structures

Fee based on valuation of setup costs only

Signs

Based on Construction cost

Section 2: Plan Check Fees and Fees not based on Building Valuation

Plan Check Fees

1. 65% of the permit fee – in addition to permit fees - all construction.
2. An *estimated* plan review fee paid at time of permit application for construction valuations over \$5000, based on the estimated valuation.
Single Family Homes all pay an estimated plan review fee of \$400.00 at time of application.
Any estimated fee paid at the time of permit application shall be credited toward the amount due for the final plan check fee.

State Building Code Fee – BCF (RCW 19.27.085)

\$ 6.50 for each residential building permit,
plus \$2.00 for each additional residential unit

\$25.00 for each commercial building permit
plus \$2.00 for each additional residential unit,
if mixed use occupancy

Pre-Manufactured Structures/Mobile Homes

Placement fees + permit fees if any extra exterior structural construction

Single wide
Double wide
Triple wide

\$150.00 flat fee
\$200.00 flat fee
\$250.00 flat fee

Solar Panels

\$120 Flat Fee + BCF

Miscellaneous

Demolition or removal of structure	Flat fee—\$50.00
Bed and Breakfast inspection	\$25.00 (In addition to city business license fee.)

Section 3:

The Building Permit Fee Schedule is established as follows:

The following are fees which shall be due based on the building valuation data set forth in Section 1. This Building Permit Fee Schedule of charges shall be used in determining building permit costs and are in addition to any other fees or charges established herein.

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$ 100.00 or fraction thereof to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$ 1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$ 1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$ 1,000,000.00 plus \$3.65 for each additional \$ 1,000.00 or fraction thereof

Section 4. Other inspection fees due in addition to those set forth in Section 4 herein are established as follows:

Other Inspections and Fees:

<u>Inspection Type</u>	<u>Hourly Charge (1 hour Minimum)</u>
1. Inspections outside of normal business hours (minimum one-hour charge).....	\$75.00 ¹
2. Re-Inspection fees	\$60.00 ¹
3. Inspections for which no fee is specifically indicated.....	\$60.00 ¹
4. Additional plan review required by changes, additions or revisions to plans.....	\$60.00 ¹
5. For use of outside consultants for plan checking and inspections, or both.....	Actual costs ²

¹Or 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.

²Actual costs include administrative and overhead costs.

Section 5: Exhibit 1 Mechanical Fees and Plumbing Permit Fees attached hereto are part of this resolution in its entirety and represent fees included with total building permit fees.

Section 6: BE IT FURTHER RESOLVED that any resolutions or parts of resolutions in conflict herewith are hereby repealed insofar as they conflict with the provisions of this resolution.

Section 7: If any section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Resolution. The Council hereby declares that it would have passed this resolution and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases have been declared invalid or unconstitutional, and if, for any reason this Resolution should be declared invalid or unconstitutional, then the original Resolution or Resolutions shall be in full force and effect.

Section 8: This Resolution shall be in full force and effect on July 1, 2018.

PASSED by the city council by an affirmative vote of 6 in favor, and 0 in opposition, and signed by the Mayor this 22 day of May, 2018.



Mayor Scott Korthuis

ATTEST:



City Clerk Pamela D. Brown

APPROVED AS TO FORM:



City Attorney Robert Carmichael

EXHIBIT 1

Mechanical Inspection/Permit Fees

Every Permit: Base Fee \$30.00, plus per fixture fee

Fixtures: New Installation/Replacement/Relocation

Per Fixture

A/C Air/Handling Units HP	\$11.00
Water Heater-Gas (Electric water heaters – see Plumbing)	\$15.00
Gas Fireplace, Clothes Dryer, Heat Pump, Unit Heater	\$15.00
Range Hood/Exhaust Fans	\$11.00
Furnace < 100,000 BTU (Including Ducts and Vents)	\$15.00
Furnace > 100,000 BTU	\$19.00
Ventilation Fan	\$ 8.00
Incinerator – Commercial/Industrial	\$15.00
Boiler or Compressor	\$15.00
For each gas-piping system of one to four outlets	\$10.00
For each gas-piping system of more than four outlets - per outlet	\$ 2.00
Miscellaneous Fixtures (regulated by the IMC but not listed above)	\$15.00

Plumbing Inspection/Permit Fees

Every Permit: Base Fee \$30.00, plus per fixture fee

Fixtures: New Installation/Replacement/Relocation

Per Fixture

Bathtub, Bath sinks, Shower, Kitchen sink, Dishwasher, Clothes Washer, Toilet, Urinal, Drinking Fountain, Drain or Floor Drain, Hot tub, Laundry Sink, Bar/Service sink, Electric Water Heater	\$ 7.00
Backflow Protective Device, Lawn Sprinkler system	\$10.00
Roof Drains – Commercial/Industrial	\$ 7.00
Vacuum Breakers	\$ 5.00
Grease Traps	\$15.00
Medical Gas Piping	\$50.00
Miscellaneous Fixtures (regulated by the IPC but not listed above)	\$ 7.00