

RESOLUTION 24-1088

**A RESOLUTION AMENDING RESOLUTION 991 BY AMENDING THE ADOPTED  
BUILDING VALUE TABLE USED TO CALCULATE BUILDING PERMIT FEES  
FOR THE CITY OF LYNDEN**

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 to recoup some of the costs associated with the Building Division services; and

WHEREAS, building value data is used to determine permit fees and serve as a minimum assigned value as determined by building occupancy and construction type; and

WHEREAS, the International Code Council (ICC) provides regular guidance on the average construction costs per square foot; and

WHEREAS, the City of Lynden last updated construction costs in 2018 to reflect the 2016 ICC guidance; and

WHEREAS, construction costs have increased significantly since that time.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Lynden, that the following Building Valuation Data 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 August 2021 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 to Plan Check Fees outlines in the city's adopted unified fee schedule shall be based on this table unless project valuation submitted by the applicant is 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 2021 table *for other valuation types* if the project is not Construction Type VB.

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

<b>Group (International Building Code)</b>	<b>Sq Ft Value Assigned (2021 ICC guidance) Construction type: VB* (Unprotected Wood Frame)</b>
A-1 Assembly, theaters, with stage	226.84
A-1 Assembly, theaters, without stage	201.80
A-2 Assembly, nightclubs	174.48
A-2 Assembly, restaurants, bars, banquet halls	173.48
A-3 Assembly, churches	205.57
A-3 Assembly, general, community halls, libraries, museums	159.91
A-4 Assembly, arenas	200.80
B Business	163.65
E Educational	180.09
F-1 Factory and industrial, moderate hazard	85.44
F-2 Factory and industrial, low hazard	84.44
H-1 High Hazard, explosives	NP
H234 High Hazard	76.26
H-5 HPM	163.65
I-1 Institutional, supervised environment	172.87
I-2 Institutional, hospitals	NP
I-2 Institutional, nursing homes	NP
I-3 Institutional, restrained	196.29
I-4 Institutional, day care facilities	172.87
M Mercantile	115.94
R-1 Residential, hotels	175.00
R-2 Residential, multiple family	136.73
R-3 Residential, one- and two- family	148.33
R-4 Residential, care/assisted living facilities	172.87
S-1 Storage, moderate hazard	75.26
S-2 Storage, low hazard	74.26
U Utility, miscellaneous (i.e. Garage, Accessory Bldg >120sf)	59.88

\* refer to complete ICC August 2021 Valuation Table for construction types other than VB

- a. Private Garages use Utility, miscellaneous.
- b. Unfinished basements (all use group) = \$23.20 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. NP = Occupancy group not permitted under type VB Construction – refer to complete ICC August 2021 Valuation Table

Improvements to Existing Structures

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

Fee Based on

Owners Construction Cost

<u>Porches/Decks/Patios</u>	<u>Assigned Construction Cost per Sq. Ft.</u>
Covered porch, deck, patio	\$18.00
Open porch, deck, patio, gazebo	\$12.00

Residential Garages and Sheds

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

<u>Foundations only</u>	<u>Valuation - per Sq. Ft. or Minimum Fee</u>
Residential Foundation	\$2.40 per sq. ft. or Minimum \$50.00
Industrial and Commercial Foundation	\$3.60 per sq. ft. or Minimum \$100.00
Plan Check Fee	65% of calculated Permit Fee

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

Originally included in Res 991, these fees have now been shifted to the Unified Fee Schedule.

**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.

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

**Section 4: Other Inspections and Fees**

Originally included in Res. 991, these fees have now been shifted to the City of Lynden Unified Fee Schedule.

**Section 5: Exhibit 1 Mechanical Fees and Plumbing Permit Fees**

Originally included in Res. 991, these fees have now been shifted to the City of Lynden Unified Fee Schedule.

**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 February 1, 2024

PASSED by the Lynden City Council by an affirmative vote of \_\_\_\_\_ in favor, and \_\_\_\_\_ in opposition and signed by the mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

APPROVED: \_\_\_\_\_  
Mayor Scott Korthuis

ATTEST: \_\_\_\_\_  
City Clerk Pamela D. Brown

APPROVED AS TO FORM: \_\_\_\_\_  
Bob Carmichael, City Attorney