

Olympia Tumwater RFA Planning Committee

# Fire Benefit Charge Factor Options

September 12, 2022

# Tonight's discussion

- Review of potential adjustments to **Fire Benefit Charge (FBC) Factors**:
  - **Classifications** (residential, apartments, etc.)
  - **Weighting**
    - These are policy choices for every agency deploying an FBC
    - Three new options presented; others are possible
- Staff team is not proposing changing the underlying formula used by all other fire agencies in the state
- The RFA Plan will need to include the details of the FBC formula weights and classifications

# FBC Formula

**Fire Benefit Charge** = **Fire Flow** x **Cost Per Gallon Factor** x **Bldg. Weight Factor** x Hazard Reduction Factors x Hazard Increase Factors x Exemption Factors

- **Fire Flow** = Square Root (Total Square Feet) x 18
- **Cost Per Gallon Factor** = Total FBC ÷ Fire Flow x .01
- **Building Weight Factor** = weight for building type/size

Hazard Reduction Factors	Hazard Increase Factors	Exemption Factors
<ul style="list-style-type: none"><li>• Sprinklers</li><li>• Smoke Detectors</li><li>• Automatic Alarms</li></ul>	<ul style="list-style-type: none"><li>• Flammable Materials</li><li>• Multiple Stories</li><li>• Response Density</li></ul>	<ul style="list-style-type: none"><li>• Religious Status</li><li>• Senior /Low Income</li><li>• Disability Status</li></ul>

# Formula options

Option 1	FBC is distributed proportionately to the square footage of each building class, <i>e.g.</i> , 66% of total square footage is single-family residential so single-family residential pays about that same % of FBC. Includes sprinkler data for apartments and commercial. (This option has been shared previously).
Option 1-A	Option 1 with <i>residential sprinkler data added</i> . Revenue lost to the sprinkler discounts shifted to residential properties resulting in a slight increase in the Residential Building Class Weight, increasing to .582 from the original .58.
Option 2	Residential Sector share reduced by 6%; Commercial share increased by 6%.
Option 3	Divide residential into 3 classes, weights increasing with square footage. Breakpoints at 2000 and 3000 sq.ft. Residential and Commercial shares same as Option 2 (+/- 6% over Option 1-A)
Option 4	Major reduction for Small Residential (1500 sq. ft. max) and Small Commercial (1000 sq. ft. max). Total Residential share lowered by 8% and Commercial share increased by 8% as compared to Option 1-A

# Options Summary: Classifications, weights

	Option 1 (Original)	Option 1-A	Option 2	Option 3	Option 4
	Bldg Weights approx. proportional to Square footage.	Add Sprinkler Data; Minor increase in Residential Weights	Larger decrease in Residential Bldg Weights; Larger increase in Commercial Weights	Differentiate Residential Weights	Major reduction in Small Residential and Small Commercial Weights
MH	0.450	0.450	0.450	0.450	0.450
Res 1	0.580	0.582	0.5466	0.510	0.300
Res 2	0.580	0.582	0.5466	0.550	0.500
Res 3	0.580	0.582	0.5466	0.590	0.650
APT	1.450	1.450	1.450	1.450	1.450
Com 1	1.000	1.000	1.000	1.000	0.500
Com 2	1.500	1.500	1.700	1.700	1.200
Com 3	2.000	2.000	2.500	2.500	2.500
Com 4	3.000	3.000	3.500	3.500	3.500
Com 5	4.000	4.000	4.500	4.500	4.500
Com 6	5.000	5.000	5.500	5.500	5.500

# FBC Estimate Examples - caveats

The FBC estimates presented below are based on the current draft RFA budget and 2022 data.

- The RFA budget will change.
- The Assessed Value data will change (this impacts the share of the budget that will be funded from property tax versus FBC).
- New construction will add to the inventory of properties subject to the FBC – which will also change the FBC for all properties.
  - For example, several large commercial buildings are under construction in Tumwater.

# How do the options impact estimated FBCs for various properties? Using examples from July...

Sample Residential				Option 1	Option 1-A	Option 2	Option 3	Option 4
Sample Residential	Bldg Value	Land Value	Structure Sq Ft	FBC-Original Presentation	FBC w/ Residential Sprinklers data added and Increase Res. Weight	Minus 6% to Residential; Plus 6% to Commercial	Residential weights grow with Sq. Ft. Same overall classification weight as Option 2	Small residential and commercial weights reduced; Minus 8% share for Residential overall; Plus 8% for Commercial
R1	170,100	99,500	890	\$ 65	\$ 59	\$ 55	\$ 54	\$ 30
R2	129,800	106,100	1320	\$ 79	\$ 79	\$ 75	\$ 73	\$ 41
R3	158,500	97,000	1500	\$ 337	\$ 338	\$ 318	\$ 311	\$ 174
R4	268,400	106,400	2000	\$ 389	\$ 391	\$ 367	\$ 359	\$ 356
R6	300,600	100,200	2500	\$ 435	\$ 437	\$ 410	\$ 409	\$ 375
R8	438,600	111,800	3255	\$ 497	\$ 499	\$ 468	\$ 476	\$ 557
R10	854,900	200,000	4466	\$ 582	\$ 584	\$ 548	\$ 557	\$ 652
R11	572,800	113,800	6220	\$ 687	\$ 689	\$ 649	\$ 658	\$ 764

# Apartments (5 Units +)

Sample Apartments				Option 1	Option 1-A	Option 2	Option 3	Option 4
Sample Residential	Bldg Value	Land Value	Structure Sq Ft	FBC-Original Presentation	FBC w/ Residential Sprinklers data added and Increase Res. Weight	Minus 6% to Residential; Plus 6% to Commercial	Residential weights grow with Sq. Ft. Same overall classification weight as Option 2	Small residential and commercial weights reduced; Minus 8% share for Residential overall; Plus 8% for Commercial
A2	7,493,500	3,936,300	1,484	\$ 838	\$ 838	\$ 838	\$ 838	\$ 838
A3	9,070,300	791,900	2,724	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022
A4	4,063,200	966,000	5,100	\$ 1,554	\$ 1,554	\$ 1,554	\$ 1,554	\$ 1,554
A5	11,308,000	834,800	10,250	\$ 1,983	\$ 1,983	\$ 1,983	\$ 1,983	\$ 1,983
A6	221,800	53,300	21,120	\$ 3,163	\$ 3,163	\$ 3,163	\$ 3,163	\$ 3,163
A7	14,581,100	1,054,400	103,401	\$ 6,298	\$ 6,298	\$ 6,298	\$ 6,298	\$ 6,298



# Mobile Homes (same for all scenarios)

Sample Mobile Homes				Option 1	Option 1-A	Option 2	Option 3	Option 4
Sample Mobile Homes	Bldg Value	Land Value	Structure Sq Ft	FBC-Original Presentation	FBC w/ Residential Sprinklers data added and Increase Res. Weight	Minus 6% to Residential; Plus 6% to Commercial	Residential weights grow with Sq. Ft. Same overall classification weight as Option 2	Small residential and commercial weights reduced; Minus 8% share for Residential overall; Plus 8% for Commercial
M1	0 96,60	-	576	\$41	\$41	\$41	\$41	\$41
M2	0 66,50	147,900	600	83	83	83	83	83
M3	0 14,10	108,700	432	140	141	140	140	140
M4	1,300	-	440	142	142	142	142	142
M5	0 3,30	159,800	952	208	208	208	208	208
M6	0 237,90	193,500	1572	268	268	268	268	268

# Small Commercial

				Option 1	Option 1-A	Option 2	Option 3	Option 4
Example	Bldg Value	Land Value	Structure Sq Ft	FBC-Original Presentation	FBC w/ Residential Sprinklers data added and Increase Res. Weight	Minus 6% to Residential; Plus 6% to Commercial	Residential weights grow with Sq. Ft. Same overall classification weight as Option 2	Small residential and commercial weights reduced; Minus 8% share for Residential overall; Plus 8% for Commercial
<b>Sample Commercial 1- (400-5,000SqFt)</b>								
C1.1	267,700	229,900	450	\$ 318	\$ 318	\$ 318	\$ 318	\$ 159
C1.2	191,000	182,600	1500	\$ 581	\$ 581	\$ 581	\$ 581	\$ 698
C1.3	188,600	135,600	2140	\$ 694	\$ 694	\$ 694	\$ 694	\$ 833
C1.4	108,500	161,000	3000	\$ 822	\$ 822	\$ 822	\$ 822	\$ 986
<b>Sample Commercial 2 (5,001-20,000SqFt)</b>								
C2.1	474,700	288,400	5000	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,279
C2.2	374,200	258,900	9000	\$ 1,993	\$ 1,993	\$ 2,259	\$ 2,258	\$ 1,599
C2.3	1,122,600	473,500	15000	\$ 2,481	\$ 2,481	\$ 2,812	\$ 2,813	\$ 4,136
C2.4	1,208,800	2,037,700	19540	\$ 2,832	\$ 2,832	\$ 3,210	\$ 3,210	\$ 4,720

# Medium Commercial

				Option 1	Option 1-A	Option 2	Option 3	Option 4
Example	Bldg Value	Land Value	Structure Sq Ft	FBC-Original Presentation	FBC w/ Residential Sprinklers data added and Increase Res. Weight	Minus 6% to Residential; Plus 6% to Commercial	Residential weights grow with Sq. Ft. Same overall classification weight as Option 2	Small residential and commercial weights reduced; Minus 8% share for Residential overall; Plus 8% for Commercial
<b>Sample Commercial 3 (20,001-50,000SqFt)</b>								
C3.1	1,237,800	667,200	20035	\$ 3,824	\$ 3,824	\$ 4,780	\$ 4,780	\$ 4,780
C3.2	1,441,700	636,100	36000	\$ 5,126	\$ 5,126	\$ 6,407	\$ 6,407	\$ 6,407
C3.3	5,892,700	593,500	44200	\$ 5,680	\$ 5,680	\$ 7,100	\$ 7,100	\$ 7,100
C3.4	6,476,600	595,000	49056	\$ 5,983	\$ 5,983	\$ 7,479	\$ 7,479	\$ 7,479
<b>Sample Commercial 4 (50,001-100,000SqFt)</b>								
C4.1	4,756,600	312,300	50333	9,091	9,091	10,606	10,606	10,606
C4.2	8,096,200	681,500	65834	10,397	10,397	12,130	12,130	12,130
C4.3	14,690,700	1,064,700	77369	11,271	11,271	13,150	13,150	13,150
C4.4	5,367,800	1,010,500	90804	12,211	12,211	14,246	14,246	14,246

# Large Commercial

				Option 1	Option 1-A	Option 2	Option 3	Option 4
Example	Bldg Value	Land Value	Structure SqFt	FBC-Original Presentation	FBC w/Sprinklers and Increase Res. Weight	Decrease the Residential Weight and Increase Commerical Weights	Create 3 Residential Weights . Retain the new Comm Weights	Reduce small Residential parcel weights. Reduce small commercial parcel weights.
<b>Sample Commercial 5 (100,001-200,000SqFt)</b>								
C5.1	4,985,100	647,000	100778	\$ 17,152	\$ 17,152	\$ 19,296	\$ 19,296	\$ 19,296
C5.2	13,337,900	490,100	121671	\$ 18,846	\$ 18,846	\$ 21,203	\$ 21,203	\$ 21,203
C5.3	7,511,400	965,900	130094	\$ 19,488	\$ 19,488	\$ 21,924	\$ 21,924	\$ 21,924
C5.4	36,648,400	6,882,400	147156	\$ 20,726	\$ 20,726	\$ 23,317	\$ 23,317	\$ 23,317
<b>Sample Commercial 6 (200,001+SqFt)</b>								
C6.1	33,738,200	1,414,300	214476	\$ 31,278	\$ 31,278	34,406	34,405	34,405
C6.2	3,919,800	1,701,000	247656	\$ 33,610	\$ 33,610	36,971	36,971	36,971

Questions?

Next steps?