



# City of Tukwila

Washington

Ordinance No. 2215

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING ORDINANCE NO. 2189, AS CODIFIED AT TUKWILA MUNICIPAL CODE CHAPTER 16.04, SECTION 16.04.250, "SCHEDULE OF PERMIT FEES," TO ADOPT NEW PERMIT FEE SCHEDULES FOR BUILDING, MECHANICAL, PLUMBING, AND FUEL-GAS PIPING PERMITS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, permits issued by the City of Tukwila are not valid until the fees prescribed by law have been paid; and

WHEREAS, the current permit fee schedules were established in 2007; and

WHEREAS, the City Council desires to increase the cost recovery rate for permit administration and inspection services to reflect the increased costs incurred by the City; and

WHEREAS, the City Council desires to implement increases in 2009 and 2010;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

**Section 1. TMC 16.04.250 Amended.** Ordinance No. 2189, as codified at TMC Chapter 16.04, "Buildings and Construction," is hereby amended to provide a 5% increase in the fee schedules for 2009, and an additional 5% increase in said fee schedules to be implemented in the year 2010 as follows:

## 16.04.250 Schedule of Permit Fees

### A. Building Permit Fee Schedule.

Total Valuation	Building Permit Fees
\$1 to \$500	\$60
\$501 to \$2,000	\$60 for the first \$500, plus \$4 for each additional \$100, or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$120 for the first \$2,000, plus \$18.20 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$556.80 for the first \$25,000, plus \$14.20 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$911.80 for the first \$50,000, plus \$9.80 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,401.80 for the first \$100,000, plus \$7.87 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$4,549.80 for the first \$500,000, plus \$6.56 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$7,829.80 for the first \$1,000,000, plus \$4.35 for each additional \$1,000, or fraction thereof

1. **Plan Review Fee.** A plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fee shall be 65% of the permit fee as set forth in the permit fee schedule. The plan review fee specified herein is a separate fee from the permit fee and is in addition to the permit fee.

2. **Other Fees.**

a. Inspections outside normal business hours: \$90 per hour with a three-hour minimum charge.

b. Re-inspection fee: \$60 per hour, assessed upon call for third inspection of same correction notice.

c. Inspections for which no fee is specifically indicated: \$60 per hour (one-half hour minimum charge).

d. Additional plan review necessary due to additions or revisions to the plans: \$60 per hour (one-half hour minimum charge).

e. Commencing work before permit issuance shall be subject to an investigation fee of 100% of the usual permit fee.

f. Renewal of expired permits: The fee shall be one-half the amount required for a new permit for such work, provided that suspension or abandonment has not exceeded one year. Renewals after expiration of more than one year shall require a full permit fee and plan review fee where applicable.

B. **Mechanical Permit Fee Schedule.**

1. Plan review fee: 25% of the calculated permit fee.

2. Commencing work before permit issuance shall be subject to an investigation fee of 100% of the usual permit fee.

3. Inspections outside of normal business hours: \$90 per hour with a three-hour minimum charge.

4. Re-inspection fee assessed: \$60 per hour.

5. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed: \$60 per hour (one-half hour minimum).

6. Renewal of expired permits: The fee shall be one-half the amount required for a new permit for such work, provided that suspension or abandonment has not exceeded one year. Renewals after expiration of more than one year shall require a full permit fee and plan review fee where applicable.

Valuation of Work (Total Contract Amount)	Mechanical Permit Fees
\$250 or less	\$60
\$251 to \$500	\$60 for first \$250, plus \$7.30 for each \$100 or fraction thereof, to and including \$500
\$501 to \$1,000	\$78.25 for the first \$500, plus \$8.10 for each \$100 or fraction thereof, to and including \$1,000
\$1,001 to \$5,000	\$118.75 for the first \$1,000, plus \$8.95 for each \$1,000 or fraction thereof, to and including \$5,000
\$5,001 to \$50,000	\$154.55 for the first \$5,000, plus \$9.35 for each \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$250,000	\$575.30 for the first \$50,000, plus \$7.80 for each \$1,000 or fraction thereof, to and including \$250,000
\$250,001 to \$1,000,000	\$2,135.30 for the first \$250,000, plus \$6.85 for each \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$7,272.80 for first \$1,000,000, plus \$6.25 for each \$1,000 or fraction thereof

**C. Plumbing Permit Fee Schedule.**

1. Permit Issuance -- Issuance of each permit (base fee): \$32.00.
2. Issuance of each supplemental permit: \$15.75.
3. Unit Fee Schedule (in addition to items 1 & 2 above):

For one plumbing fixture (a fixture is a sink, toilet, bathtub, etc.)	\$60
For each additional fixture	\$13
For each building sewer and each trailer park sewer	\$23
Rain water system -- per drain (inside building)	\$13
For each water heater and/or vent	\$13
For each industrial waste pretreatment interceptor, including its trap and vent, except for kitchen-type grease interceptors	\$13
For each grease trap (connected to not more than four fixtures) (greater than 750 gallon capacity)	\$16.25
For each grease interceptor for commercial kitchens (greater than 750 gallon capacity)	\$27
For each repair or alteration of water piping and/or water treating equipment, each occurrence	\$13
For each repair or alteration of drainage or vent piping, each fixture	\$13
For each lawn sprinkler system on any one meter including backflow protection devices therefore.	\$27
For atmospheric-type vacuum breakers not included in lawn sprinkler backflow protection. 1 to 5, \$13; over 5, \$13 for first 5, plus \$3 for each additional.	
For each backflow protective device other than atmospheric-type vacuum breakers: 2 inch diameter and smaller, \$27; over 2 inch in diameter, \$29	
For each medical gas piping system serving one to five inlets/outlets for a specific gas	\$76
For each additional medical gas inlet/outlet	\$15

**4. Other Inspections and Fees.**

- a. When a plan or other data is required to be submitted with a permit application, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fee shall be 25% of the calculated permit fee and shall be in addition to the permit fee.
- b. Inspections outside of normal business hours: \$90 per hour, with a three-hour minimum.
- c. Re-inspection fee: \$60 per hour.
- d. Inspections for which no fee is specifically indicated: \$60 per hour.
- e. Additional plan review required by changes, additions, or revisions to approved plans: \$60 per hour (with a one-half hour minimum charge).

**D. Fuel Gas Piping Permit Fees.**

1. Permit Issuance:

For issuing each permit (base fee): (\$0 if permit is in conjunction with a plumbing permit for an appliance with both plumbing and gas connection.)	\$32
For issuing each supplemental permit	\$15.75

2. Unit Fee Schedule (in addition to items above):

For each gas piping system of one to five outlets	\$60
For each additional gas piping system outlet, per outlet	\$13

3. Other Inspections and Fees (fuel gas piping):

Inspections outside of normal business hours (three-hour minimum)	\$90/hour
Re-inspection fee	\$60/hour
Inspection for which no fee is specifically indicated	\$60/hour
Additional plan review required by changes, additions, or revisions to approved plans (minimum charge one-half hour)	\$60/hour
Work commencing before permit issuance shall be subject to an investigation fee equal to 100% of the permit fee	100% of the permit fee

4. Plan review fee: The fee for review shall be 25% of the total fuel gas piping permit fee. The plan review fee is a separate fee from the permit fee and is required when plans are required in order to show compliance with the code.

5. Renewal of expired permits: The fee shall be one-half the amount required for a new permit for such work, provided that suspension or abandonment has not exceeded one year. Renewals after expiration of more than one year shall require a full permit fee and plan review fee where applicable.

**E. Electrical Permit Fees.**

1. NEW SINGLE-FAMILY DWELLINGS

New single-family dwellings (including a garage)	\$145.60
Garages, pools, spas and outbuildings	\$78
Low voltage systems	\$57

2. SINGLE-FAMILY REMODEL AND SERVICE CHANGES

Service change or alteration -- no added/ altered circuits	\$78
Service change \$78 with added/ altered circuits, plus \$11 for each added circuit (maximum permit fee \$145.60)	
Circuits added/ altered without service change (includes up to 5 circuits)	\$52
Circuits \$52 added/ altered without service change (more than 5 circuits) \$7.30, plus for each added circuit (maximum permit fee \$94)	
Meter/ mast repair	\$65
Low voltage systems	\$57

3. MULTI-FAMILY AND COMMERCIAL (including low voltage)

VALUATION OF ELECTRICAL CONTRACT	PERMIT FEE
\$250 or less	\$60
\$251 - \$1,000	\$60 for the first \$250 plus \$4.00 for each \$100 or fraction thereof, to and including \$1,000.
\$1,001 - \$5,000	\$90 for the first \$1,000 plus \$20 for each \$1,000 or fraction thereof, to and including \$5,000.
\$5,001 - \$50,000	\$170 for the first \$5,000 plus \$16.40 for each \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 - \$250,000	\$908 for the first \$50,000 plus \$12.00 for each \$1,000 or fraction thereof, to and including \$250,000.
\$250,001 - \$1,000,000	\$3,308 for the first \$250,000 plus \$8.50 for each \$1,000 or fraction thereof, to and including \$1,000,000.
Over \$1,000,000	\$9,683 plus 0.5% of cost over one million.

4. OTHER INSPECTIONS AND MISCELLANEOUS FEES

a. Plan review fee: In addition to the permit fee, when plan review is required, a plan review fee must be paid at the time of permit application equal to 25% of the permit fee, with a minimum of \$60.

b. Work covered without inspection or work not ready at the time of inspection may be charged a re--inspection fee at the hourly rate listed above.

c. Work without a permit: Any person who commences electrical work before obtaining the necessary permits shall be subject to an investigation fee. The investigation fee shall be twice the established permit fee as set forth in the electrical fee schedule or increased by \$100, whichever is greater. This fee, which shall constitute an investigation fee, shall be imposed and collected in all cases, whether or not a permit is subsequently issued.

Temporary service (residential)	\$60
Temporary service/generators	\$75
Manufactured/mobile home service (excluding garage or outbuildings)	\$80
Carnivals:	
Base fee	\$75
Each concession	\$10
Inspections or plan review not specified elsewhere: \$60 per hour, (one-half hour minimum charge)	

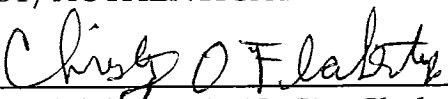
F. **Fee Refunds.** The Building Official may refund any permit fee paid by the original permit applicant that was erroneously paid or collected. The Building Official may also authorize the refund of not more than 80% of the permit fee when no work has been done under a permit issued in accordance with the code. Where a plan review fee has been collected, no refund will be authorized once it has been determined that the plan review process has commenced. Refund of any permit fee paid shall be requested by the original permittee in writing and not later than 180 days after the date of fee payment.

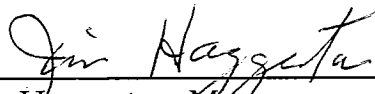
**Section 2. Severability.** If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

**Section 3. Effective Date.** This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force on January 1, 2009, after passage and publication as provided by law.

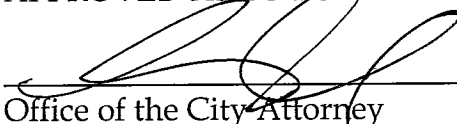
PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this 15<sup>th</sup> day of December, 2008.

ATTEST/AUTHENTICATED:

  
 Christy O'Flaherty, CMC, City Clerk

  
 Jim Haggerton, Mayor

APPROVED AS TO FORM BY:

  
 Office of the City Attorney

Filed with the City Clerk: 11-26-08  
 Passed by the City Council: 12-1-08  
 Published: 12-4-08  
 Effective Date: 12-9-08  
 Ordinance Number: 2215

Attachment: Exhibit A - Valuation Index

**EXHIBIT A**

City	min. val.	fee
Renton	\$500.00	\$28.00
Kent	\$500.00	\$25.30
Fed.Way	\$500.00	\$34.00
SeaTac	\$500.00	\$50.00
<b>Tukwila*</b>	<b>\$500.00</b>	<b>\$60.00</b>

Per Mil.Val plus/1000
\$6,615.50
\$6,042.10
\$8,135.50
\$7,010.94
<b>\$7,829.80</b>

**Valuation Index**

\$1.00 to \$500.
\$501 to \$2000.
\$2001 to \$25,000.
\$25,001 to \$50,000.
\$50,001 to \$100,000.
\$100,001 to \$500,000.
\$500,001 to \$1,000,000.
\$1,000,001 and up

	Tukwila*	Renton	Kent	Fed. Way	SeaTac	Average
Min.	\$60.00	\$28.00	\$25.30	\$34.00	\$50.00	\$39.46
Per \$C	\$4.00	\$3.65	\$3.30	\$4.50	\$3.81	\$3.85
Per \$K.	\$18.20	\$16.75	\$15.10	\$20.50	\$17.50	\$17.61
"	\$14.20	\$12.00	\$10.90	\$14.50	\$12.63	\$12.84
"	\$9.80	\$8.35	\$7.55	\$8.00	\$8.75	\$8.49
"	\$7.87	\$6.70	\$6.05	\$8.00	\$7.00	\$7.12
"	\$6.56	\$5.65	\$5.10	\$7.00	\$5.94	\$6.05
"	\$4.35	\$4.35	\$3.40	\$5.50	\$3.94	\$4.30

\* Proposed 2009 fees.

SUMMARY OF  
Ordinance No. 2215

City of Tukwila, Washington

On December 1, 2008 the City Council of the City of Tukwila, Washington, adopted Ordinance No. 2215, the main points of which are summarized by its title as follows:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING ORDINANCE NO. 2189, AS CODIFIED AT TUKWILA MUNICIPAL CODE CHAPTER 16.04, SECTION 16.04.250, "SCHEDULE OF PERMIT FEES," TO ADOPT NEW PERMIT FEE SCHEDULES FOR BUILDING, MECHANICAL, PLUMBING, AND FUEL-GAS PIPING PERMITS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

The full text of this ordinance will be mailed upon request.

Approved by the City Council at a Regular Meeting thereof on December 1, 2008.

  
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Christy O'Flaherty, CMC, City Clerk

Published Seattle Times: December 4, 2008