

RESOLUTION NO. R-2018-054

A RESOLUTION amending the Fee Schedule for Building Permit/Plan Review Fees for the City of Yakima

WHEREAS, on September 5, 2017 the City Council adopted a Fee Schedule for Plumbing, Mechanical and Building Permit/Plan Review Fees, and

WHEREAS, on March 22, 2018, the Governor approved Engrossed Second Substitute House Bill 1622, which increased the State Building Code Council (SBCC) building permit surcharge charged by the State of Washington to cities for building permits, and

WHEREAS, the current surcharges are \$4 50 for the first unit and \$2.00 for each additional unit for dwelling units, apartments and motel rooms, and

WHEREAS, the current surcharges are \$4 50 for all other building permits, and

WHEREAS, effective July 1, 2018, projects permitted under the IRC (International Residential Code) will have a SBCC \$6 50 surcharge for the first unit and \$2.00 for each additional unit, and

WHEREAS, projects permitted under the IBC (International Building Code) will have a SBCC \$25.00 surcharge, and

WHEREAS, the City did not choose to increase fees associated with permits, and this is an increase in the SBCC surcharged charged to the City; and

WHEREAS, this resolution and the attached amendments to the fee schedule does not increase the fee or permit amounts other than increasing the fees to include the increase in the SBCC surcharge, and

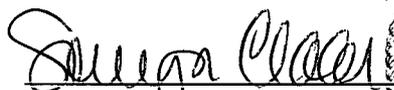
WHEREAS, the City Council of the City of Yakima hereby finds that it is in the best interest of the City and its residents to amend the fee schedule to reflect the increase in the SBCC surcharge, now, therefore,

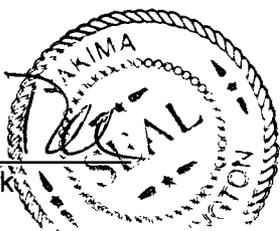
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA:

The attached Schedule of Permit Fees is hereby adopted, shall replace the building permit and plan review fees previously adopted, shall not affect the plumbing or mechanical fees previously adopted, and shall become effective immediately

ADOPTED BY THE CITY COUNCIL this 19th day of June, 2018

ATTEST


Sonya Claar Tee, City Clerk




Kathy Coffey, Mayor

Schedule of Permit Fees for Plumbing, Mechanical and Building Permits
City of Yakima

Effective: July 1, 2018

Resolution: R-2018-054

City of Yakima Mechanical Fees

Basic Permit Fee	\$23.86
Supplemental Permits	\$7.29
Furnaces 100,000 BTU or less (forced air gravity type furnace or burner, including ducts & vents attached to such appliance)	\$17.51
Over 100,000 BTU (forced air or gravity type furnace or burner, including ducts & vents attached to such appliance)	\$20.69
Floor furnace, including vent/gas logs	\$17.51
Suspended heater, recessed or floor mounted heater	\$17.51
Appliance vents (each appliance vent not included in appliance permit)	\$10.36
Repair or alteration or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit or each heating, cooling, absorption or evaporative cooling system, incl. installation of controls regulated by this code.	\$19.45
Boiler or compressor to and including 3 HP, or each absorption system to and including 100,000 BTU	\$17.58
Boiler or compressor over 3 HP to and including 15 HP (or 3.1 to 15 Tons cooling) for ea. absorption system over 100,000 BTU/H & incl. 500,000 BTU/H	\$29.38
Boiler or compressor over 15 HP to and including 30 HP (or 15.1 to 30 Tons cooling), for each absorption system over 500,000 BTU/H to and incl. 1,000,000 BTU/H	\$39.00
Boiler or compressor over 30 HP to and including 50 HP (or 30.1 to 50 Tons cooling) for each absorption system over 1,000,000 BTU/H to & including 1,750,000 BTU/H	\$53.18
Boiler or refrigeration compressor over 50 HP (or 50.1 Tons cooling or more) for each absorption system over 1,750,000 BTU/H	\$89.02
Air handling unit to and incl. 10,000 cubic feet per minute, incl. ducts attached thereto. NOTE: This fee shall not apply to an air-handling unit which is a portion of a factory assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this code.	\$13.54
Air handling unit over 10,000 cubic ft. per minute	\$18.41

Evaporative cooler other than portable type		\$13.54
Ventilation fan connected to a single duct		\$10.36
Ventilation system which is not a portion of any heating or air conditioning system authorized by a permit.		\$10.36
Installation of each hood, which is served by mechanical exhaust, including the ducts for such hood.		\$17.51
Domestic type incinerator		\$25.85
Commercial or industrial type incinerator		\$104.37
Each appliance or piece of equipment regulated by this code not classified in other appliance categories, or for which no other fee is listed in this code.		\$10.36
Gas piping	(1—4 outlets)	\$8.04
	(5 or more outlets—per outlet)	\$3.20
Hazardous process piping (hpp)	(1—4 outlets)	\$3.20
	(5 or more outlets—per outlet)	\$1.70
Nonhazardous process piping (nhpp)	(1—4 outlets)	\$3.20
	(5 or more outlets—per outlet)	\$0.82
Woodstove/pellet stove (no new home construction)		\$37.06
Inspections outside of normal business hours		\$81.43
Re-inspection fees assessed		\$81.43
Inspections for which no fee is specifically indicated (minimum charge is one-half hour)		\$81.43
Additional plan review required by change, additions or revisions to approved plans, minimum charge is 1/2 hour.	Per hour	\$81.43

City of Yakima Plumbing Fees

Basic Permit Fee		\$31.82
Supplemental Permits		\$16.01
UNIT FEE SCHEDULE IN ADDITION TO ITEMS ABOVE		
Fixture Fee Schedule (Per Fixture or Trap)		
Each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping & backflow protection thereof)		\$11.23
Each building sewer and each trailer park sewer		\$21.53
Rainwater systems—per drain (inside building)		\$11.23
Cesspool (where permitted—obtain permit from Yakima County Health District)		
Private sewage disposal system (where permitted—obtain permit from Yakima County Health District)		
Water heater and/or vent		\$11.23
Industrial waste pretreatment interceptor including trap & vent, excepting kitchen type grease interceptors functioning as fixture traps		\$19.07
Installation, alteration or repair of water piping and/or water treating equipment, each		\$11.23
Repair or alteration of drainage/vent piping, each fixture		\$11.23
Atmospheric type vacuum breakers		\$8.04
Backflow protective device (RPBA/DCVA)	Two-inch diameter & smaller	\$11.23
	Over two-inch diameter	\$24.95
OTHER INSPECTIONS AND FEES		
Inspections outside of normal business hours		\$81.43
Re-inspection fees		\$81.43
Inspections for which no fee is specifically indicated		\$81.43
Additional plan review required by change, additions or revisions to approved plans, minimum charge is 1/2 hour.	Per hour	\$81.43

BUILDING PERMIT AND PLAN REVIEW SCHEDULE OF FEES

SCHEDULE OF FEES - Table 1					
S.F. Valuation from Table 3		Building Permit	Plan Review	Subtotal	
\$1.00	- \$500.00	\$21.45	\$13.94	\$35.39	
\$501.00	- \$600.00	\$24.32	\$15.81	\$40.13	
\$601.00	- \$700.00	\$27.21	\$17.69	\$44.90	
\$701.00	- \$800.00	\$30.08	\$19.56	\$49.64	
\$801.00	- \$900.00	\$32.96	\$21.42	\$54.38	
\$901.00	- \$1,000.00	\$35.83	\$23.30	\$59.13	
\$1,001.00	- \$1,100.00	\$38.72	\$25.16	\$63.88	
\$1,101.00	- \$1,200.00	\$41.60	\$27.03	\$68.63	
\$1,201.00	- \$1,300.00	\$44.47	\$28.91	\$73.38	
\$1,301.00	- \$1,400.00	\$47.36	\$30.78	\$78.14	
\$1,401.00	- \$1,500.00	\$50.23	\$32.65	\$82.88	
\$1,501.00	- \$1,600.00	\$53.11	\$34.53	\$87.64	
\$1,601.00	- \$1,700.00	\$56.00	\$36.40	\$92.40	
\$1,701.00	- \$1,800.00	\$58.87	\$38.26	\$97.13	
\$1,801.00	- \$1,900.00	\$61.75	\$40.14	\$101.89	
\$1,901.00	- \$2,000.00	\$64.63	\$42.01	\$106.64	
\$2,001.00	- \$3,000.00	\$77.49	\$50.37	\$127.86	
\$3,001.00	- \$4,000.00	\$90.35	\$58.73	\$149.08	
\$4,001.00	- \$5,000.00	\$103.22	\$67.09	\$170.31	
\$5,001.00	- \$6,000.00	\$116.08	\$75.45	\$191.53	
\$6,001.00	- \$7,000.00	\$128.94	\$83.81	\$212.75	
\$7,001.00	- \$8,000.00	\$141.80	\$92.17	\$233.97	
\$8,001.00	- \$9,000.00	\$154.67	\$100.53	\$255.20	
\$9,001.00	- \$10,000.00	\$167.53	\$108.90	\$276.43	
\$10,001.00	- \$11,000.00	\$180.38	\$117.26	\$297.64	
\$11,001.00	- \$12,000.00	\$193.24	\$125.61	\$318.85	
\$12,001.00	- \$13,000.00	\$206.11	\$133.97	\$340.08	
\$13,001.00	- \$14,000.00	\$218.97	\$142.33	\$361.30	
\$14,001.00	- \$15,000.00	\$231.83	\$150.69	\$382.52	
\$15,001.00	- \$16,000.00	\$244.70	\$159.05	\$403.75	
\$16,001.00	- \$17,000.00	\$257.56	\$167.41	\$424.97	
\$17,001.00	- \$18,000.00	\$270.42	\$175.77	\$446.19	
\$18,001.00	- \$19,000.00	\$283.28	\$184.13	\$467.41	
\$19,001.00	- \$20,000.00	\$296.15	\$192.49	\$488.64	
\$20,001.00	- \$21,000.00	\$309.00	\$200.85	\$509.85	
\$21,001.00	- \$22,000.00	\$321.86	\$209.21	\$531.07	
\$22,001.00	- \$23,000.00	\$334.72	\$217.57	\$552.29	
\$23,001.00	- \$24,000.00	\$347.59	\$225.93	\$573.52	
\$24,001.00	- \$25,000.00	\$360.45	\$234.30	\$594.75	

\$25,001.00	- \$26,000.00	\$369.76	\$240.33	\$610.09
\$26,001.00	- \$27,000.00	\$379.06	\$246.38	\$625.44
\$27,001.00	- \$28,000.00	\$388.37	\$252.43	\$640.80
\$28,001.00	- \$29,000.00	\$397.67	\$250.22	\$647.89
\$29,001.00	- \$30,000.00	\$406.98	\$264.54	\$671.52
\$30,001.00	- \$31,000.00	\$416.28	\$270.58	\$686.86
\$31,001.00	- \$32,000.00	\$425.59	\$276.63	\$702.22
\$32,001.00	- \$33,000.00	\$434.88	\$282.68	\$717.56
\$33,001.00	- \$34,000.00	\$444.18	\$288.73	\$732.91
\$34,001.00	- \$35,000.00	\$453.49	\$294.78	\$748.27
\$35,001.00	- \$36,000.00	\$462.80	\$300.82	\$763.62
\$36,001.00	- \$37,000.00	\$472.10	\$306.87	\$778.97
\$37,001.00	- \$38,000.00	\$481.41	\$312.92	\$794.33
\$38,001.00	- \$39,000.00	\$490.71	\$318.97	\$809.68
\$39,001.00	- \$40,000.00	\$500.02	\$325.02	\$825.04
\$40,001.00	- \$41,000.00	\$509.32	\$331.06	\$840.38
\$41,000.00	- \$42,000.00	\$518.63	\$337.11	\$855.74
\$42,001.00	- \$43,000.00	\$527.93	\$343.15	\$871.08
\$43,001.00	- \$44,000.00	\$537.24	\$349.20	\$886.44
\$44,001.00	- \$45,000.00	\$546.55	\$355.24	\$901.79
\$45,001.00	- \$46,000.00	\$555.84	\$361.29	\$917.13
\$46,001.00	- \$47,000.00	\$565.15	\$367.34	\$932.49
\$47,001.00	- \$48,000.00	\$574.45	\$373.39	\$947.84
\$48,001.00	- \$49,000.00	\$483.76	\$379.44	\$863.20
\$49,001.00	- \$50,000.00	\$593.06	\$385.50	\$978.56
\$50,001.00	- \$51,000.00	\$599.50	\$389.68	\$989.18
\$51,001.00	- \$52,000.00	\$605.93	\$393.85	\$999.78
\$52,001.00	- \$53,000.00	\$612.37	\$398.05	\$1,010.42
\$53,001.00	- \$54,000.00	\$618.81	\$402.22	\$1,021.03
\$54,001.00	- \$55,000.00	\$625.25	\$406.40	\$1,031.65
\$55,001.00	- \$56,000.00	\$631.68	\$410.59	\$1,042.27
\$56,001.00	- \$57,000.00	\$638.12	\$414.77	\$1,052.89
\$57,001.00	- \$58,000.00	\$644.56	\$418.95	\$1,063.51
\$58,001.00	- \$59,000.00	\$650.99	\$423.14	\$1,074.13
\$59,001.00	- \$60,000.00	\$657.43	\$427.32	\$1,084.75
\$60,001.00	- \$61,000.00	\$663.87	\$431.50	\$1,095.37
\$61,001.00	- \$62,000.00	\$670.30	\$435.69	\$1,105.99
\$62,001.00	- \$63,000.00	\$676.74	\$439.87	\$1,116.61
\$63,001.00	- \$64,000.00	\$683.18	\$444.04	\$1,127.22
\$64,001.00	- \$65,000.00	\$689.61	\$448.24	\$1,137.85
\$65,001.00	- \$66,000.00	\$696.05	\$452.42	\$1,148.47
\$66,001.00	- \$67,000.00	\$702.49	\$456.60	\$1,159.09
\$67,001.00	- \$68,000.00	\$708.92	\$460.80	\$1,169.72

\$68,001.00	- \$69,000.00	\$715.35	\$464.98	\$1,180.33
\$69,001.00	- \$70,000.00	\$721.79	\$469.17	\$1,190.96
\$70,001.00	- \$71,000.00	\$728.22	\$473.35	\$1,201.57
\$71,001.00	- \$72,000.00	\$734.66	\$477.53	\$1,212.19
\$72,001.00	- \$73,000.00	\$741.10	\$481.72	\$1,222.82
\$73,001.00	- \$74,000.00	\$747.53	\$485.90	\$1,233.43
\$74,001.00	- \$75,000.00	\$753.97	\$490.08	\$1,244.05
\$75,001.00	- \$76,000.00	\$760.41	\$494.27	\$1,254.68
\$76,001.00	- \$77,000.00	\$766.84	\$498.45	\$1,265.29
\$77,001.00	- \$78,000.00	\$773.28	\$502.63	\$1,275.91
\$78,001.00	- \$79,000.00	\$779.72	\$506.82	\$1,286.54
\$79,001.00	- \$80,000.00	\$786.15	\$511.00	\$1,297.15
\$80,001.00	- \$81,000.00	\$792.59	\$515.18	\$1,307.77
\$81,001.00	- \$82,000.00	\$799.03	\$519.37	\$1,318.40
\$82,001.00	- \$83,000.00	\$805.47	\$523.55	\$1,329.02
\$83,001.00	- \$84,000.00	\$811.90	\$527.73	\$1,339.63
\$84,001.00	- \$85,000.00	\$818.34	\$531.92	\$1,350.26
\$85,001.00	- \$86,000.00	\$824.78	\$536.10	\$1,360.88
\$86,001.00	- \$87,000.00	\$831.21	\$540.28	\$1,371.49
\$87,001.00	- \$88,000.00	\$837.65	\$544.47	\$1,382.12
\$88,001.00	- \$89,000.00	\$844.09	\$548.65	\$1,392.74
\$89,001.00	- \$90,000.00	\$850.52	\$552.84	\$1,403.36
\$90,001.00	- \$91,000.00	\$856.96	\$557.02	\$1,413.98
\$91,001.00	- \$92,000.00	\$863.40	\$561.20	\$1,424.60
\$92,001.00	- \$93,000.00	\$869.83	\$565.39	\$1,435.22
\$93,001.00	- \$94,000.00	\$876.27	\$569.57	\$1,445.84
\$94,001.00	- \$95,000.00	\$882.71	\$573.75	\$1,456.46
\$95,001.00	- \$96,000.00	\$889.14	\$577.94	\$1,467.08
\$96,001.00	- \$97,000.00	\$895.57	\$582.12	\$1,477.69
\$97,001.00	- \$98,000.00	\$902.01	\$586.30	\$1,488.31
\$98,001.00	- \$99,000.00	\$908.44	\$590.49	\$1,498.93
\$99,001.00	- \$100,000.00	\$914.88	\$594.67	\$1,509.55
\$100,001.00	- \$500,000.00	\$914.88 For the first 100,000 plus \$5.25 for each additional 1,000 or fraction thereof. The Plan Review fee will be 65% of the calculated Building Permit fee.		
\$500,001.00	- \$1,000,000.00	\$2924.74 For the first 500,000 plus \$4.48 for each additional 1,000 or fraction thereof. The Plan Review fee will be 65% of the calculated Building Permit fee.		
\$1,000,001.00	- And up	\$5070.22 For the first 1,000,000 plus \$3.02 for each additional 1,000 or fraction thereof. The Plan Review fee will be 65% of the calculated Building Permit fee.		

SCHEDULE OF FEES—OTHER FEES

1.	After Hours Inspection (minimum two-hour charge)	\$81.43/hour**
2.	Re-inspection fees	\$81.43/hour**
3.	Inspections for which no fee is specifically indicated	\$81.43/hour**
4.	Additional plan review for revisions of approved plans (minimum charge one-half hour)	\$81.43/hour**
5.	Outside consultants for plan review or inspections	Actual costs***
6.	Manufactured homes	Single Wide \$319.24
		Double Wide \$377.26
		Triple Wide \$435.35
7.	Commercial coach	Single Wide \$319.24
		Double Wide \$377.26
		Triple Wide \$435.35
8.	Demolitions (all structures) – plus sewer cap, if applicable	\$79.44
9.	Structure Move Permits (Residential/Ag/Storage/Garage/Shed)	\$309.12
10.	Re-roof (Commercial) roofs up to 10,000 square feet	\$144.67
	Re-roof (Commercial) roofs greater than 10,000 square feet	\$153.90 plus \$78.19 for each additional 10,000 sq ft or fraction thereof
11.	Re-roof (residential)	\$79.44
12.	Signs	\$79.44
13.	Swimming pools	\$119.02
<p>** Or the total hourly cost to the jurisdiction, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.</p> <p>*** Actual costs include administrative and overhead costs.</p> <p>Effective July 1, 2018 the State Building Code Council (SBCC) fees will be as follows:</p> <ul style="list-style-type: none"> • Residential building permits: \$6.50 fee to the SBCC for each building permit, plus an additional surcharge of \$2.00 for each residential unit after the first unit. • Commercial building permits: \$25.00 fee to the SBCC for each building permit, plus an additional surcharge of \$2.00 for each residential unit after the first unit. 		

BUILDING VALUATION TABLE

Occupancy Type	Occupancy Description	Construction Types									
		Other	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters with stage		\$198.49	\$189.34	\$184.98	\$177.31	\$165.01	\$164.16	\$171.67	\$152.87	\$147.29
A-1	Assembly, theaters without stage		\$183.32	\$174.18	\$169.82	\$162.16	\$149.84	\$149.01	\$156.52	\$137.69	\$132.14
A-2	Assembly, nightclubs		\$146.18	\$142.08	\$138.52	\$133.33	\$124.73	\$123.21	\$128.46	\$113.62	\$109.86
A-2	Assembly, restaurants, bars, banquet halls		\$144.94	\$140.85	\$136.05	\$132.10	\$122.27	\$121.99	\$127.24	\$111.16	\$108.63
A-3	Assembly, churches		\$184.87	\$175.73	\$171.36	\$163.69	\$151.33	\$150.48	\$158.06	\$139.17	\$133.62
A-3	Assembly, general, community halls, libraries, museums		\$147.87	\$138.07	\$132.46	\$126.02	\$112.51	\$112.88	\$120.38	\$100.57	\$96.03
A-4	Assembly, arenas		\$144.94	\$140.85	\$136.05	\$132.10	\$122.26	\$121.97	\$127.23	\$111.15	\$108.59
B	Business		\$148.04	\$142.71	\$138.08	\$131.62	\$117.53	\$116.92	\$126.37	\$104.73	\$100.81
E	Educational		\$158.57	\$153.22	\$148.84	\$142.26	\$131.23	\$128.13	\$137.55	\$117.25	\$112.88
F-1	Factory and industrial, moderate hazard		\$91.57	\$87.31	\$82.05	\$79.51	\$68.71	\$69.93	\$76.27	\$58.57	\$55.65
F-2	Factory and industrial, low hazard		\$90.33	\$86.07	\$82.05	\$78.26	\$68.71	\$68.70	\$75.04	\$58.57	\$54.42
H-1	High hazard, explosives		\$86.16	\$81.60	\$77.87	\$74.08	\$64.76	\$64.75	\$70.85	\$54.64	NP
H-2, 3, 4	High hazard		\$86.16	\$81.88	\$77.87	\$74.08	\$64.76	\$64.75	\$70.85	\$54.64	\$50.50

Occupancy Type	Occupancy Description	Construction Types									
		Other	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
	Steel or concrete piers, heavy slab	\$17.89									
	Timber piers, heavy wood floor	\$15.44									
	Dirt fill, concrete retaining wall & slab	\$12.74									
	Light wood piers and girders/plank floor	\$10.85									
	Loading docks roof—wood, steel, metal or composition	\$9.14									

NOTES:

Private garages use utility misc.

80% for shell-only building.

50% for nonstructural tenant improvements ("TI") for new TIs. All other TIs based on evaluation.

NP = Not Permitted.