

AMENDING OF ORDINANCE 148-02: THE MASON COUNTY BUILDING PERMIT FEE SCHEDULE AND VALUATION DATA

IN THE MATTER OF:

Amending the Mason County Building Fee Schedule and Valuation Data that is used in assessment of fees applicable to building and fire code related permits required under the Mason County Code, Title 14, Building Construction.

WHEREAS, pursuant to the Mason County Code, Title 14, Section 14.08.090, fees shall be assessed in accordance to the fee schedule adopted by jurisdiction for all permits; and

WHEREAS, Mason County Ordinance 148-02, established the valuation data presently used and is now determined inadequate for the services provided, and deficient in comparison with current average construction cost data, which is no longer published in the Building Standards Magazine by International Conference of Building Officials (ICBO). and

WHEREAS, The Mason County Board of Commissioners held a public hearing on November 4, 2003 to receive comments and finalize the text of Mason County Building Permit fee Schedule and Valuation Data;

NOW, THEREFORE BE IT RESOLVED THAT:

The Mason County Board of commissioners hereby amend and adopt the Mason County Building Permit Fee Schedule and Valuation Data, attached hereto as Exhibit A, which establishes the standard procedures for the valuation and assessment of fees for all required permits under Title 14 of the Mason County Code; The fee schedule and valuation data as published in the Building Safety Journal, published by the International Code Council (ICC), as applicable and shall be adjusted accordingly. The addition of the permit fee multiplier will be at the discretion of the Building Official. The fees shall apply to all permit applications filed on or after January 1, 2004.

DATED this 4 day of November, 2003.

ATTEST:

BOARD OF COUNTY COMMISSIONERS

Rebecca Rogers
Clerk of the Board

Herb Baze
Herb Baze, Chair

APPROVED AS TO FORM:

Wesley E. Johnson
Wesley E. Johnson

Chris Pitt CH-DPA
Deputy Prosecuting Attorney

Jayni Kamin
Jayni Kamin

BUILDING VALUATION DATA

Exhibit A

The International Code Council® is pleased to provide the following Building Valuation Data (BVD) for its members. As indicated in the May 2003 issue of the *Building Safety Journal*®, ICC will now publish one data sheet in an effort to move toward complete consolidation and provide the most efficient set of information for jurisdictions to use. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of the new BVD table before utilizing it in their current code enforcement activities.

The BVD table provides two main functions. In addition to providing the "average" construction costs per square foot, the data can be used in determining permit fees for a jurisdiction as well as calculating the anticipated plan review fee charged by the ICC plan review service. Permit fee schedules are addressed in Section 108.2 of the *2003 International Building Code*® (IBC®) and Section 108.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed higher permit fees than less expensive construction.

The resulting BVD table was compiled by ICC using the Marshall Valuation Service, as published by the Marshall and Swift Publication Company, Los Angeles, California. ICC has developed these data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., gross area x square foot construction cost), the data are only intended to be used for determining permit fees for a jurisdiction. This data table is not intended to be used as an estimating guide because the data only reflect average costs and are not representative of specific construction.

The degree of precision is sufficient for the intended purpose, which is to establish permit fees so as to fund code compliance activities. The BVD table provides jurisdictions with a simplified way for determining the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

BUILDING VALUATION

The building valuation data in Table 1 represent average valuations for most buildings. In conjunction with IBC Section 108.3, these data are offered as an aid for the building official for determining if the permit valuation is underestimated. Again it should be noted when using these data that these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include structural, electrical, plumbing, mechanical, interior finish, normal site preparation, architectural and design fees, overhead, and profit. The data represent a national average and must be modified using the appropriate regional cost modifier from Table 2.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction in the previous year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%) }{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that with building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year was \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost, the Regional Cost Modifier and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Regional Cost Modifier} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: NB

Use Group: B

Height: 2 stories

Area: 1st story = 8,000 sq. ft., 2nd story = 8,000 sq. ft.

Regional Cost Modifier (New York) = 1.03

Permit Fee Multiplier = 0.0075

1. Gross area: Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost (see Table 1): B/NB = \$106.56/ft²
3. Permit Fee: Business = 16,000 ft² x \$106.56/ft² x 1.03 x 0.0075 = \$13,171

Important Points

Tables 1 and 2 do not, in most cases, apply to additions, alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building can vary so greatly, the Square Foot Construction Cost does not reflect accurate values for that purpose. However, the Square Foot Construction Cost can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

For purposes of establishing the Permit Fee Multiplier, the estimated total construction value for a given time period (1 year) is the sum of each building's value (gross area x Square Foot Construction Cost x Regional Cost Modifier) for that time period (e.g., 1 year).

The Square Foot Construction Cost takes into account everything from site and foundation work to the roof structure and coverings, but does not include the price of the land on which the building is constructed. The price of the land does not affect the cost of related code-enforcement activities.

ICC PLAN REVIEW FEE SCHEDULE

The plan review fee is based on the estimated construction value calculated in accordance with the Square Foot Construction Costs in Table 1 (gross area x Square Foot Construction Cost). The Regional Cost Modifiers in Table 2 are not used when computing the estimated construction value for the purpose of determining plan review fees. For buildings with an estimated construction value up to \$3,000,000, the building plan review fee is 0.0013 of the estimated value (\$250 minimum). For buildings with an estimated construction value over \$3,000,000 up to \$6,000,000, the fee is \$3,900 plus 0.0005 of the estimated value over \$3,000,000. For buildings over \$6,000,000, the fee is \$5,400 plus 0.0004 of the valuation over \$6,000,000.

BUILDING VALUATION DATA *(continued)*

Special consideration may be given in computing plan review fees for buildings such as large warehouses or indoor recreational facilities because of their plan review simplicity. Such considerations may also be given to buildings with repetitive floor plans such as high-rise buildings.

Structural reviews in areas of high seismic or wind risk will have an additional surcharge. Please contact your local ICC district office for more details.

The plan review fee for mechanical, plumbing and electrical reviews is computed at 25 percent of the building plan review fee for each discipline (\$250 minimum).

The plan review fee for accessibility and energy reviews is also computed at 25 percent of the building plan review fee for each discipline (\$250 minimum).

The sprinkler review fee is based on the number of sprinkler heads: 1-100, \$275; 101-200, \$325; 201-300, \$350; 301-400, \$375; 401-500, \$425; over 500, \$500 plus \$0.33 per sprinkler over 500. For hydraulically designed systems, multiply the fee by 2.

Sample Plan Review Calculation

Type of Construction: III B	Use Group: B
Height: 3 stories, 35 feet	Area/Floor: 15,000 sq. ft.
Solution:	
1. Gross square footage: 3 stories × 15,000 square feet =	45,000 sq. ft.
2. Compute estimated construction value:	
Square Foot Construction Costs	= \$94.65/sq. ft.
Estimated Construction Value:	
45,000 sq. ft. × \$94.65/ft ²	= \$4,259,250
3. Compute Plan Review fee:	
Building: \$3,000,000 × 0.0013	= \$3,900
\$4,259,250 - \$3,000,000 = \$1,259,250	
\$1,259,250 × 0.0005	= \$630
Total Building Review Fee	= \$4,530
Mechanical, Plumbing, Electrical: (0.25)(\$4,530)	= \$1,132 each
Accessibility and Energy: (0.25)(\$4,530)	= \$1,132 each

Questions concerning the service should be directed to Christopher R. Reeves, P.E., Manager, Plan Review Services, (708) 799-2300 x309.

Table 1. Square Foot Construction Costs^{a, b, c}

Group	(2003 International Building Code)	Type of Construction									
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB	
A-1	Assembly, theaters, with stage	160.69	153.29	149.78	143.55	133.59	132.90	138.98	123.75	119.25	
	Assembly, theaters, without stage	148.41	141.02	137.48	131.28	121.31	120.63	126.71	111.47	106.88	
A-2	Assembly, nightclubs	118.34	115.03	112.14	107.94	100.98	99.75	104.00	91.98	88.94	
A-2	Assembly, restaurants, bars, banquet halls	117.34	114.03	110.14	108.94	98.98	98.75	103.00	89.98	87.94	
A-3	Assembly, churches	149.66	142.27	138.73	132.52	122.51	121.82	127.96	112.67	108.17	
A-3	Assembly, general, community halls, libraries, museums	119.71	111.78	107.24	102.03	91.08	91.39	97.46	81.24	77.74	
A-4	Assembly, arenas	117.34	114.03	110.14	108.94	98.98	98.75	103.00	89.98	87.94	
B	Business	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.81	
E	Educational	128.57	124.05	120.50	115.17	106.24	103.73	111.36	94.82	91.38	
F-1	Factory and Industrial, moderate hazard	74.13	70.88	66.42	64.36	55.82	56.81	61.75	47.42	45.06	
F-2	Factory and Industrial, low hazard	73.13	69.88	66.42	63.36	55.62	55.81	60.75	47.42	44.06	
H-1	High Hazard, explosives	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	N.P.	
H234	High Hazard	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	40.88	
H-5	HPM	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.81	
I-1	Institutional, supervised environment	119.19	115.10	112.01	107.47	98.81	98.56	104.22	90.64	87.06	
I-2	Institutional, incapacitated	200.36	196.04	192.30	187.07	175.32	N.P.	182.81	164.96	N.P.	
I-3	Institutional, restrained	137.99	133.67	129.93	124.70	114.47	112.98	120.44	104.12	98.94	
I-4	Institutional, day care facilities	119.19	115.10	112.01	107.47	98.81	98.56	104.22	90.64	87.06	
M	Mercantile	88.15	84.83	80.95	77.74	70.26	70.02	73.81	61.26	59.22	
R-1	Residential, hotels	120.33	116.24	113.15	108.81	99.80	99.75	105.41	91.83	88.25	
R-2	Residential, multiple family	100.33	96.24	93.15	88.81	79.95	79.90	85.56	71.98	68.40	
R-3	Residential, one- and two-family	88.19	83.52	81.22	88.71	84.51	84.30	87.22	80.46	74.68	
R-4	Residential, care/assisted living facilities	119.19	115.10	112.01	107.47	98.81	98.56	104.22	90.64	87.06	
S-1	Storage, moderate hazard	68.75	65.29	61.04	58.97	50.43	51.42	56.36	42.23	39.88	
S-2	Storage, low hazard	67.75	64.29	61.04	57.97	50.43	50.42	55.36	42.23	38.88	
U	Utility, miscellaneous	52.28	49.43	48.49	44.17	38.31	38.31	41.89	31.50	29.99	

- a. Private Garages use Utility, miscellaneous
 b. Unfinished basements (all use group) = \$15.00 per sq. ft.
 c. N.P. = not permitted

Table 2. Regional Cost Modifiers

State	Cost Modifier	State	Cost Modifier	State	Cost Modifier	State	Cost Modifier	State	Cost Modifier
Alabama	0.86	Hawaii	1.41	Massachusetts	1.11	New Mexico	0.90	South Dakota	0.94
Alaska	1.39	Idaho	0.97	Michigan	1.01	New York	1.03	Tennessee	0.88
Arizona	0.97	Illinois	1.05	Minnesota	1.06	North Carolina	0.87	Texas	0.85
Arkansas	0.84	Indiana	0.99	Mississippi	0.84	North Dakota	0.97	Utah	0.93
California	1.12	Iowa	1.01	Missouri	0.95	Ohio	0.99	Vermont	1.01
Colorado	0.99	Kansas	0.82	Montana	0.94	Oklahoma	0.88	Virginia	0.89
Connecticut	1.10	Kentucky	0.95	Nebraska	0.94	Oregon	1.08	Washington	1.09
Delaware	1.07	Louisiana	0.87	Nevada	1.05	Pennsylvania	1.01	West Virginia	1.02
Dist. of Columbia	1.06	Maine	0.88	New Hampshire	0.98	Rhode Island	1.10	Wisconsin	1.05
Florida	0.91	Maryland	0.97	New Jersey	1.13	South Carolina	0.85	Wyoming	0.96

RESIDENTIAL PERMITS

GROUP R

- *R-1 and R-3, New construction, Additions, Basements: \$66.35 sq ft
- *R-1 and R-3, Remodels greater than 50%: \$66.35 sq ft
- *R-1 and R-3, Remodels less than 50%: \$32.64 sq ft

MANUFACTURED HOUSING

- *Manufactured/Modular Homes (foundation and plan review fees not included on modulars): \$ 429.00
- *MH Title Elimination: \$ 27.00
- *MH Runners/Tiedowns: \$ 122.50

GROUP U

- *Garages: \$ 23.95 sq ft
- *Storage Buildings: \$ 23.95 sq ft
- *Green Houses: \$ 23.95 sq ft
- *Agricultural Buildings: \$ 23.95 sq ft
- *Covered Decks/Carport: \$ 16.50 sq ft
- *Fences: \$ 9.00 lineal foot
- *Tanks/Tank Removal (Res.only): \$ 95.50 flat fee

SHORELINE RELATED PERMITS

- *Bulkheads: \$ 17.50 sq ft
- *Boat ramps: \$ 11.60 sq ft
- *Docks, Piers, Floats: \$ 11.60 sq ft
- *Stairs and Landings: \$ 11.60 sq ft
- *Saltwater Pilings: \$ 1405.50 per piling

MISCELLANEOUS PERMIT FEES (Plan Review fees may apply where applicable)

- | | | | |
|-----------------------------------|---|---------------------------------|--------------|
| *Foundation Only: | \$ 122.50 flat fee | *Change of Use: | \$ 58.00 |
| *Retaining Walls: | \$ 17.50 sq ft | *Re-inspect Fee: | \$ 58.00 |
| *Decks: | \$ 11.60 sq ft | *Demolition Fee: | \$ 95.50 |
| *Site Inspection: | \$ 58.00 | *Addressing Fee: | \$ 140.00 |
| *Final Inspection/Expired permit: | \$ 58.00 | *Site plan Revisions: | \$ 58.00 |
| *Roofing Only (Residential): | \$ 95.50 | *Roofing Only (Res. Accessory): | \$ 58.00 |
| *Bldg. Inspections/adj. Counties: | \$115.45+mileage | *Large scale copies (plans): | \$ 3.50/page |
| *Sideyard Variance: | \$77.10 (Site inspection and recording fees additional) | | |

*Land Use Prosecutor/Deputy Prosecutor Research and/or Consultation fee: \$ 75.00/hour

*Structures or work requiring permits for which no fee is specifically indicated: **signs, pools, window replacement, equipment, etc.**, will be valued and assessed utilizing submitted written contractor or engineer cost bid information, or closest related item for which a fee is determined. A minimum fee of \$95.50 will be assessed for projects valued under \$1700.00 or at the discretion of the Building Official and Fire Marshal.

STOCK PLAN FEES

*A full plan review fee based upon square footage, occupancy, and use of the building, will be collected when the stock plan is submitted. The plan review fee for subsequent submittals will be equal to 20% of the building permit fee, but not less than \$100 will be collected with each subsequent building permit application. The reduced plan check fee will cover review of site specific conditions. The fee is intended to cover processing costs. If additional reviews are needed because of a geo-technical report or similar issue, hourly fees will be assessed based upon the current adopted fee schedule in effect at the time the building permit application was received. Stock plan use and limitations will be per current Mason County stock plan policy at time of submittal.

PERMIT FEES/PLAN REVIEW

*Permit fees shall be as set forth in Table 1-A of the 1997 Uniform Building Code, or codes adopted at time of submittal, and all applicable International Code Council Codes. A minimum fee of \$95.50 will be assessed for projects valued under \$1700.00 or at the discretion of the Building Official and Fire Marshal. Plan review fees, where not otherwise provided for or indicated, shall be established at the rate of \$58.00 per hour with a one-hour minimum charge.

*Plan review fees for compliance to the Non-Residential Energy Code shall be established at the rate of \$58.00 per hour, with a 1/2 hour minimum and shall be paid at the time the permit is issued.

VIOLATION/STOP WORK ORDER PENALTIES AND FINES

*Shall be assessed pursuant to Title 14, Title 15, and UBC or codes adopted at time of submittal.

COMMERCIAL STRUCTURES & IMPROVEMENTS

1. Building Standards Valuation Data and Building Safety Journal, Build Valuation Data
2. Contractor/Engineer Estimate if not specified in standards
3. Misc. Tank installation/removal permit fees will be based upon the above criteria or will be a minimum fee base of \$122.50, whichever is greater. Additionally plan check fees may apply.
4. Re-roof permit fees for commercial structures will be based upon the above criteria or will be a minimum fee base of \$122.50, whichever is greater. Additionally plan review fees may apply.
5. Tenant Review Applications \$122.50. Additionally plan review fees may apply
6. Commercial Coach or Modular Application \$429.00, plus written contractor bid if Coach or Modular is altered. A separate plan review fee and building permit fee will be charged.

***PLUMBING FEES**

Base and fixture fees, Table 1-1
1997-2003 Uniform Plumbing Code
or applicable code in effect
at time of submittal

***MECHANICAL FEES**

Base and unit fees, Table 1-A
1997 Uniform Mechanical Code or 2003 International
Mechanical Code, or applicable code in effect at
time of submittal

*Plan review fees may be assessed at discretion of Building Official

LAND MODIFICATION

*Fees assessed pursuant to 1997 Uniform Building Code, Appendix 33, Table A-33-A and Table A-33-B, fees as adopted by Mason County or code in effect at the time of submittal, at the discretion of the Building Official. Additional fees may apply for review.

FIRE CODE/ASSOCIATED FEES

*Fire Code and associated fees to be assessed based upon submitted contractor bid and Table 1-A of 1997 Uniform Building Code, adopted by Mason County or code in effect at the time of submittal. Exception: The permit fee will be a minimum fee base of \$100.00. Plan review fees will be calculated at 65% of permit fee.

Fixed Fire Suppression Systems: Automatic Alarms: Automatic Sprinkler:

*Plan review fees for fire code compliance on reviews not noted above, where applicable, shall be established at 50% of the plan review fee.

Fireworks related fees-Local permit and license fee limits

*Retail Fireworks Stand Permit: \$100.00 for one retail sales permit for one selling season in a year. Cost includes processing, permit, and inspections

*Public Fireworks Display Permit: \$100.00 minimum permit fee and min. 1/2 hr plan review fee or 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 and include administrative costs. In no case shall the costs total more than five thousand dollars for any one display permit pursuant to RCW70.77.555.

ICC Building Valuation Data

Under Current Mason County Fee Schedule

Example: 2,200 sq. ft. SFR
480 sq. ft. Garage

2,200 x \$65.28 =	\$143,616.00
480 x \$23.57 =	\$11,313.60
	<u>\$154,929.60</u> Total Valuation

Estimate Permit Fees:

\$846.14	Plan Review Fee
\$1,301.75	Building Permit Fee
\$150.00	Planning Department Fee
\$75.00	Environmental Health Fee
\$120.00	Est. Plumbing Fee
\$120.00	Est. Mechanical Fee
\$4.50	State Fee
<u>\$2,617.39</u>	Total Estimate Permit Fees

Under Proposed Mason County Fee Schedule

Example: 2,200 sq. ft. SFR
480 sq. ft. Garage

2,200 x \$66.35 =	\$145,970.00
480 x \$23.95 =	\$11,496.00
	<u>\$157,466.00</u>

Estimate Permit Fees:

\$857.06	Plan Review Fee
\$1,318.55	Building Permit Fee
\$150.00	Planning Department Fee
\$75.00	Environmental Health Fee
\$120.00	Est. Plumbing Fee
\$120.00	Est. Mechanical Fee
\$4.50	State Fee
<u>\$2,645.11</u>	Total Estimate Permit Fees