

ORDINANCE NO. 2017-_____

AN ORDINANCE amending the City of Yakima Municipal Code Section 11.04.030, Schedule of fees and building valuation, to reflect the current fees charged to residents for plan reviews, building permits and other related fees shall be by fee resolution.

WHEREAS, fees for plan reviews, building permits and other related activities are currently outlined in the municipal code, which requires an ordinance and re-write of code sections each time fees change; and

WHEREAS, changes in fees, done by ordinance, also must wait 30 days after publication to be effective; and

WHEREAS, each time the code is amended the City must work with the publisher to make the changes to the code, costing money and staff time; and

WHEREAS, fees are easier for the public and developers to find if they are located in one place rather than throughout the code; and

WHEREAS, the City Council still has ultimate authority over the amounts of the fees and any increases or decreases must be done through Council action; and

WHEREAS, in conjunction with this ordinance, the City shall also pass the fee resolution which will set the fees for plan reviews, building permits and other permit-related fees which will remain in effect until amended by Council action; 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 code to remove the specific fees for plan reviews, building permits, and other related permitting activities to a fee resolution; now, therefore,

BE IT ORDAINED BY THE CITY OF YAKIMA:

Section 1. Section 11.04.030 of the City of Yakima Municipal Code shall be amended to read as follows:

11.04.030 Schedule of fees and building valuation.

~~The permit fees required under this chapter shall be in accordance with the following: Schedule of Fees—Table 1 and Schedule of Fees—Table 2—Other Fees. Building valuation shall be in accordance with Building Valuation Table—Table 3. The City Council shall adopt by resolution a schedule of permit fees required under this chapter which shall include a schedule of fees and a building valuation table.~~

SCHEDULE OF FEES—Table 1-

S.F. Valuation from Table 3	Building Permit	Plan Review	Subtotal
1-00 — 500.00	10.20	12.54	31.73
501-00 — 600.00	21.88	14.22	36.10
601-00 — 700.00	24.47	15.91	40.38

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S.F. Valuation from Table 3			Building Permit	Plan Review	Subtotal
701.00	—	800.00	27.06	17.59	44.65
801.00	—	900.00	29.65	19.27	48.92
901.00	—	1,000.00	32.24	20.96	53.20
1,001.00	—	1,100.00	34.83	22.64	57.47
1,101.00	—	1,200.00	37.42	24.32	61.74
1,201.00	—	1,300.00	40.01	26.01	66.02
1,301.00	—	1,400.00	42.60	27.69	70.29
1,401.00	—	1,500.00	45.19	29.37	74.56
1,501.00	—	1,600.00	47.78	31.06	78.84
1,601.00	—	1,700.00	50.37	32.74	83.11
1,701.00	—	1,800.00	52.96	34.42	87.38
1,801.00	—	1,900.00	55.55	36.11	91.66
1,901.00	—	2,000.00	58.14	37.79	95.93
2,001.00	—	3,000.00	69.71	45.31	115.02
3,001.00	—	4,000.00	81.28	52.83	134.11
4,001.00	—	5,000.00	92.85	60.35	153.20
5,001.00	—	6,000.00	104.42	67.87	172.29
6,001.00	—	7,000.00	115.99	75.39	191.38
7,001.00	—	8,000.00	127.56	82.91	210.47
8,001.00	—	9,000.00	139.13	90.43	229.56
9,001.00	—	10,000.00	150.70	97.96	248.66
10,001.00	—	11,000.00	162.27	105.48	267.75
11,001.00	—	12,000.00	173.84	113.00	286.84
12,001.00	—	13,000.00	185.41	120.52	305.93
13,001.00	—	14,000.00	196.98	128.04	325.02
14,001.00	—	15,000.00	208.55	135.56	344.11
15,001.00	—	16,000.00	220.12	143.08	363.20
16,001.00	—	17,000.00	231.69	150.60	382.29
17,001.00	—	18,000.00	243.26	158.12	401.38
18,001.00	—	19,000.00	254.83	165.64	420.47
19,001.00	—	20,000.00	266.40	173.16	439.56
20,001.00	—	21,000.00	277.97	180.68	458.65
21,001.00	—	22,000.00	289.54	188.20	477.74
22,001.00	—	23,000.00	301.11	195.72	496.83
23,001.00	—	24,000.00	312.68	203.24	515.92

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S.F. Valuation from Table 3			Building Permit	Plan Review	Subtotal
24,001.00	—	25,000.00	324.25	210.76	535.01
25,001.00	—	26,000.00	332.62	216.20	548.82
26,001.00	—	27,000.00	340.99	221.64	562.63
27,001.00	—	28,000.00	349.36	227.08	576.44
28,001.00	—	29,000.00	357.73	232.52	590.25
29,001.00	—	30,000.00	366.10	237.97	604.07
30,001.00	—	31,000.00	374.47	243.41	617.88
31,001.00	—	32,000.00	382.84	248.85	631.69
32,001.00	—	33,000.00	391.21	254.29	645.50
33,001.00	—	34,000.00	399.58	259.73	659.31
34,001.00	—	35,000.00	407.95	265.17	673.12
35,001.00	—	36,000.00	416.32	270.61	686.93
36,001.00	—	37,000.00	424.69	276.05	700.74
37,001.00	—	38,000.00	433.06	281.49	714.55
38,001.00	—	39,000.00	441.43	286.93	728.36
39,001.00	—	40,000.00	449.80	292.37	742.17
40,001.00	—	41,000.00	458.17	297.81	755.98
41,001.00	—	42,000.00	466.54	303.25	769.79
42,001.00	—	43,000.00	474.91	308.69	783.60
43,001.00	—	44,000.00	483.28	314.13	797.41
44,001.00	—	45,000.00	491.65	319.57	811.22
45,001.00	—	46,000.00	500.02	325.01	825.03
46,001.00	—	47,000.00	508.39	330.45	838.84
47,001.00	—	48,000.00	516.76	335.89	852.65
48,001.00	—	49,000.00	525.13	341.33	866.46
49,001.00	—	50,000.00	533.50	346.78	880.28
50,001.00	—	51,000.00	539.29	350.54	889.83
51,001.00	—	52,000.00	545.08	354.30	899.38
52,001.00	—	53,000.00	550.87	358.07	906.94
53,001.00	—	54,000.00	556.66	361.83	918.49
54,001.00	—	55,000.00	562.45	365.59	928.04
55,001.00	—	56,000.00	568.24	369.36	937.60
56,001.00	—	57,000.00	574.03	373.12	947.15
57,001.00	—	58,000.00	579.82	376.88	956.70
58,001.00	—	59,000.00	585.61	380.65	966.26

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S.F. Valuation from Table 3			Building Permit	Plan Review	Subtotal
59,001.00	—	60,000.00	591.40	384.41	975.81
60,001.00	—	61,000.00	597.19	388.17	985.36
61,001.00	—	62,000.00	602.98	391.94	994.92
62,001.00	—	63,000.00	608.77	395.70	1,004.47
63,001.00	—	64,000.00	614.56	399.46	1,014.02
64,001.00	—	65,000.00	620.35	403.23	1,023.58
65,001.00	—	66,000.00	626.14	406.99	1,033.13
66,001.00	—	67,000.00	631.93	410.75	1,042.68
67,001.00	—	68,000.00	637.72	414.52	1,052.24
68,001.00	—	69,000.00	643.51	418.28	1,061.79
69,001.00	—	70,000.00	649.30	422.05	1,071.35
70,001.00	—	71,000.00	655.09	425.81	1,080.90
71,001.00	—	72,000.00	660.88	429.57	1,090.45
72,001.00	—	73,000.00	666.67	433.34	1,100.01
73,001.00	—	74,000.00	672.46	437.10	1,109.56
74,001.00	—	75,000.00	678.25	440.86	1,119.11
75,001.00	—	76,000.00	684.04	444.63	1,128.67
76,001.00	—	77,000.00	689.83	448.39	1,138.22
77,001.00	—	78,000.00	695.62	452.15	1,147.77
78,001.00	—	79,000.00	701.41	455.92	1,157.33
79,001.00	—	80,000.00	707.20	459.68	1,166.88
80,001.00	—	81,000.00	712.99	463.44	1,176.43
81,001.00	—	82,000.00	718.78	467.21	1,185.99
82,001.00	—	83,000.00	724.57	470.97	1,195.54
83,001.00	—	84,000.00	730.36	474.73	1,205.09
84,001.00	—	85,000.00	736.15	478.50	1,214.65
85,001.00	—	86,000.00	741.94	482.26	1,224.20
86,001.00	—	87,000.00	747.73	486.02	1,233.75
87,001.00	—	88,000.00	753.52	489.79	1,243.31
88,001.00	—	89,000.00	759.31	493.55	1,252.86
89,001.00	—	90,000.00	765.10	497.32	1,262.42
90,001.00	—	91,000.00	770.89	501.08	1,271.97
91,001.00	—	92,000.00	776.68	504.84	1,281.52
92,001.00	—	93,000.00	782.47	508.61	1,291.08
93,001.00	—	94,000.00	788.26	512.37	1,300.63

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S.F. Valuation from Table 3			Building Permit	Plan Review	Subtotal
94,001.00	—	95,000.00	794.05	516.13	1,310.18
95,001.00	—	96,000.00	799.84	519.90	1,319.74
96,001.00	—	97,000.00	805.63	523.66	1,329.29
97,001.00	—	98,000.00	811.42	527.42	1,338.84
98,001.00	—	99,000.00	817.21	531.19	1,348.40
99,001.00	—	100,000.00	823.00	534.95	1,357.95
100,001.00	—	500,000.00	823.00	For the first \$100,000.00. Plus \$4.52 for each additional \$1,000.00 or fraction thereof. Plan review fee will be 65% of the calculated building permit fee.	
500,001.00	—	1,000,000.00	2,631.00	For the first \$500,000.00. Plus \$3.86 for each additional \$1,000.00 or fraction thereof. Plan review fee will be 65% of the calculated building permit fee.	
1,000,001.00	—	And up	4,561.00	For the first \$1,000,000.00. Plus \$2.59 for each additional \$1,000.00 or fraction thereof. Plan review fee will be 65% of the calculated building permit fee.	

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SCHEDULE OF FEES—Table 2—OTHER FEES

~~1.~~	~~Inspection outside of normal business hours (minimum two-hour charge)~~	~~\$64.25/hour**~~	
~~2.~~	~~Re-inspection fees~~	~~\$64.25/hour**~~	
~~3.~~	~~Inspections for which no fee is specifically indicated~~	~~\$64.25/hour**~~	
~~4.~~	~~Additional plan review required by changes, additions or revisions to approved plans (minimum charge one-half hour)~~	~~\$64.25/hour**~~	
~~5.~~	~~For use of outside consultants for plan checking, inspections or both~~	~~Actual costs***~~	
~~6.~~	~~Manufactured homes~~	~~Single-Wide~~	~~\$251.87~~
~~-~~	~~-~~	~~Double-Wide~~	~~\$297.65~~
~~-~~	~~-~~	~~Triple-Wide~~	~~\$343.48~~
~~7.~~	~~Commercial coach~~	~~Single-Wide~~	~~\$251.87~~
~~-~~	~~-~~	~~Double-Wide~~	~~\$297.65~~
~~-~~	~~-~~	~~Triple-Wide~~	~~\$343.48~~
~~8.~~	~~Demolitions (all structures)~~	~~-~~	~~\$64.25~~
~~9.~~	~~Home occupation (urban area only)~~	~~-~~	~~\$64.25~~
~~10.~~	~~Relocations~~	~~Residential~~	~~\$250.00~~
~~-~~	~~-~~	~~Ag/Storage/Garage/Shed~~	~~\$250.00~~
~~11.~~	~~Re-roof (nonresidential) roofs up to 10,000 square feet, \$124.60 plus \$63.30 additional for each 10,000 square feet or fraction thereof for roofs exceeding 10,000 square feet of area~~	~~-~~	~~\$128.50~~
~~12.~~	~~Re-roof (residential)~~	~~-~~	~~\$64.25~~
~~13.~~	~~Signs~~	~~-~~	~~\$64.25~~
~~14.~~	~~Swimming pools~~	~~-~~	~~\$96.37~~
~~-~~	~~** —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.~~ ~~*** —Actual costs include administrative and overhead costs.~~ ~~—PERMITS ADD: SBCC (State Building Code Council) surcharge \$4.50 for first unit, \$2.00 for each additional unit (except manufactured homes).~~		

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Table 3

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	-	\$160.69	\$153.29	\$149.76	\$143.55	\$133.59	\$132.90	\$138.98	\$123.75	\$119.25
A-1	Assembly, theaters-without stage	-	\$148.41	\$141.02	\$137.48	\$131.28	\$121.31	\$120.63	\$126.71	\$111.47	\$106.98
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	\$106.94	\$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	\$81.42	\$77.74
A-4	Assembly, arenas	-	\$117.34	\$114.03	\$110.14	\$106.94	\$98.98	\$98.75	\$103.00	\$89.98	\$87.91
B	Business	-	\$119.85	\$115.54	\$111.79	\$106.56	\$95.15	\$94.65	\$102.31	\$84.79	\$81.61
E	Educational	-	\$128.37	\$124.05	\$120.50	\$115.17	\$106.24	\$103.73	\$111.36	\$94.92	\$91.38
F-1	Factory and industrial, moderate hazard	-	\$74.13	\$70.68	\$66.42	\$64.36	\$55.62	\$56.61	\$61.75	\$47.42	\$45.06
F-2	Factory and industrial, low hazard	-	\$73.13	\$69.68	\$66.42	\$63.36	\$55.62	\$55.61	\$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	NP
H-2, 3, 4	High hazard	-	\$69.75	\$66.29	\$63.04	\$59.97	\$52.43	\$52.42	\$57.36	\$44.23	\$40.88

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Occupancy Type	Occupancy Description	Construction Types									
		Other	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
H-5	HPM	-	\$119.85	\$115.54	\$111.79	\$106.56	\$95.15	\$94.65	\$102.31	\$84.79	\$81.61
I-1	Institutional, supervised environment	-	\$119.19	\$115.10	\$112.01	\$107.47	\$98.61	\$98.56	\$104.22	\$90.64	\$87.06
I-2	Institutional, incapacitated	-	\$200.36	\$196.04	\$192.30	\$187.07	\$175.32	NP	\$182.81	\$104.96	NP
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	\$98.61	\$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	\$108.61	\$99.80	\$99.75	\$105.41	\$91.83	\$88.25
R-2	Residential, multifamily	-	\$100.33	\$96.24	\$93.15	\$88.61	\$79.95	\$79.90	\$85.56	\$71.98	\$68.40
R-3	Residential, one and two family	-	\$96.19	\$93.52	\$91.22	\$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	\$98.61	\$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	\$49.73	\$46.49	\$44.17	\$38.31	\$38.31	\$41.69	\$31.50	\$29.99
-	GA warehouse	-	\$54.20	\$51.43	\$48.83	\$46.38	\$40.34	\$40.34	\$44.29	\$33.78	\$31.10
-	Mini storage warehouses	-	\$73.85	\$70.08	\$66.53	\$64.28	\$54.97	\$54.96	\$60.34	\$46.03	\$42.38

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Occupancy-Type	Occupancy-Description	Construction Types									
		Other	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
-	Garage—private use (wood frame and pole type)	\$32.69	-	-	-	-	-	-	-	-	-
-	Loading docks and roofs	-	-	-	-	-	-	-	-	-	-
-	Steel or concrete piers, heavy slab	\$14.48	-	-	-	-	-	-	-	-	-
-	Timber piers, heavy wood floor	\$12.50	-	-	-	-	-	-	-	-	-
-	Dirt fill, concrete retaining wall & slab	\$10.35	-	-	-	-	-	-	-	-	-
-	Light wood piers and girders/plank floor	\$8.81	-	-	-	-	-	-	-	-	-
-	Loading docks roof—wood, steel, metal or composition	\$7.40	-	-	-	-	-	-	-	-	-
-	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.										

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Section 2. This ordinance shall be in full force and effect 30 days after its passage, approval, and publication as provided by law and by the City Charter.

PASSED BY THE CITY COUNCIL, signed and approved this 5th day of September, 2017.

ATTEST:

Kathy Coffey, Mayor

Sonya Claar Tee, City Clerk

Publication Date: _____

Effective Date: _____

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