

BEFORE THE BOARD OF STEVENS COUNTY COMMISSIONERS

IN THE MATTER OF FEE SCHEDULES	Resolution No. 46-2019  ESTABLISHING NEW FEES FOR LAND SERVICES BUILDING DIVISION AND REPEALING RESOLUTION 37-2018
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WHEREAS, the Board finds that the Land Services Department requested revision to certain fees charged for services provided by the Land Services Department; and

WHEREAS, the Board finds that the Building Division fees were updated as of July 1, 2018; and

WHEREAS, the Board finds that revisions to certain fees for Land Services Department services are appropriate and in the best interests of the citizens of Stevens County; and

WHEREAS, the Board finds that some of the approved fees are excessive and there is a need for them to be reduced; and


WHEREAS, the Board finds that providing quality customer service is essential and that the revenue from the establishment and modification of the Building Division fees will be used to towards providing continued quality customer service; and

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED:

1. The Land Services Building Division shall collect fees for services as specified in **Exhibit A**, attached hereto and incorporated herein.
2. Resolution No. 37-2018 is hereby repealed.
3. This resolution shall come into full force and effect upon signature.

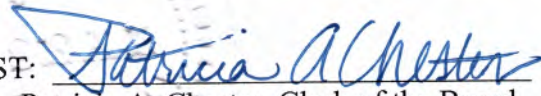
Passed by the Board of Stevens County Commissioners meeting in regular session at Colville, Washington, by the following vote, then signed by its membership and attested to by its Clerk in authorization of such passage the 6<sup>th</sup> day of May, 2019.

BOARD OF COUNTY COMMISSIONERS OF STEVENS COUNTY, WASHINGTON

  
Wes McCart, Chairman

  
Commissioner Steve Parker

  
Commissioner Don Dashiell

ATTEST:   
Patricia A. Chester, Clerk of the Board

## EXHIBIT A

### BUILDING PERMIT VALUATION AND FEE SCHEDULE AS ADOPTED BY RESOLUTION NO. 46-2019

#### 1. PERMIT FEES REQUIRED

1.1. Except as specified in the International Code Council (hereafter ICC) 2015 International Building Code (hereafter IBC), Section 105.2 or in the ICC 2015 International Residential Code (hereafter IRC), Section R105.0, and as further excepted below, any owner or authorized agent who intends to construct, enlarge, alter, repair, move or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, convert or replace any gas, mechanical or plumbing system, the installation of which is regulated by the 2015 IBC or IRC, or to cause any such work to be performed, shall first make application to Stevens County Land Services Building Division and obtain all required permits.

1.1.1.No building permit fee is required for non-structural R3 (one and two-family residential) construction less than \$2,000.00 in valuation (see Section 3 below to determine valuation) *\*all plumbing work requires building permit fees*

1.1.2.No building permit fee is required for one-story detached accessory structures that are subject to IRC requirements, provided that the floor area does not exceed 200 square feet. *\*building permit fees required if structure contains habitable space or plumbing<sup>1</sup>*

1.1.3.No building permit fee is required for one-story detached accessory structures that are subject to IBC requirements, used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet. *\*building permit fees required if structure contains habitable space or plumbing<sup>1</sup>*

1.1.4.No building permit fee is required for decks that are subject to IRC requirements, not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by IRC Section R311.4. *\*Stevens County Land Services Planning Division approval required<sup>1</sup>*

1.1.5.No building permit fee is required for any construction, repairs or movement of any detached garage, agricultural building, storage facility or other incidental work for the non-occupancy rated structure that is subject to IRC requirements, if separated by a minimum of 20 feet from any occupancy rated structure or external property line. *\*building permit fees required if structure contains habitable space or plumbing<sup>1</sup>*

1.1.6.No building permit fee is required for fences less than or equal to seven (7) feet in height.

*<sup>1</sup>Stevens County Land Services Planning Division approval required if structure is on a permanent foundation. Stevens County Planning Division review identifies plat restrictions and compliance with applicable land use regulations such as minimum zoning setbacks. Building permit fees are required when plat restrictions require building permits.*

1.2. All fees owed are due at time of application.

## 2. DETERMINING BUILDING PERMIT FEE

2.1. Building permit fee shall be based on valuation, with the exception of building permit fees outlined in Sections 2.1.1. and 2.1.2. Once valuation is determined, fee multipliers shall be applied to the valuation amounts to arrive at building permit fees (see examples attached). Fee multipliers are as follows:

- NEW R3 RESIDENTIAL CONSTRUCTION (and additions to such) **.0075**
- NEW UTILITY STRUCTURES SUBJECT TO IRC REQUIREMENTS (and additions to such) **.018**
- NEW CONSTRUCTION SUBJECT TO IBC REQUIREMENTS (and additions to such) **.01**
- REMODEL WORK/NON-SQUARE FOOTAGE BASED PROJECTS SUBJECT TO IRC REQUIREMENTS **.033\***
  - \*use .033 to a maximum building permit fee of \$330.00 for weatherization, fences over (7) feet in height, in-ground swimming pools, mounted solar panel systems and minor repairs
  - \*use .033 to a maximum building permit fee of \$660 for remodels and changes-of-use
- REMODEL WORK/NON-SQUARE FOOTAGE BASED PROJECTS SUBJECT TO IBC REQUIREMENTS **.035**

*\*For projects permitted under the IRC, a Washington State Building Code Council (SBCC) fee of \$6.50 shall be added to each building permit fee, plus an additional surcharge of \$2.00 for each residential unit after the first. The SBCC fee for projects permitted under the IBC or IEBC shall be \$25.00, plus an additional surcharge of \$2.00 for each residential unit after the first.*

### 2.1.1. Mobile & Manufactured Home Placement Permit **\$225.00**

- 2.1.1.1. This fee covers the placement of the home and connection to the potable water source and waste disposal systems.
- 2.1.1.2. If the home is placed on a conventional foundation or basement, additional building permit fees may apply.
- 2.1.1.3. If a mobile or manufactured home placement building permit or application expires or is withdrawn, the fee to re-permit and continue work shall be a new placement permit fee.

### 2.1.2. Re-Permit Expired Building Permit to Continue Work

- 2.1.2.1. Building permit fees for re-permitting shall be as follows:
  - 2.1.2.1.1. If no inspections were performed by a Stevens County Building Inspector under an expired building permit, a new building permit fee pursuant to Section 2.1 shall apply.
  - 2.1.2.1.2. If inspections were performed by a Stevens County Building Inspector under an expired building permit, a new building permit fee of **\$280.00** shall be owed.
  - 2.1.2.1.3. Additional Incidental Service fees may apply.

## 3. DETERMINING VALUATION

3.1. New Construction. Valuation is determined using the *International Code Council (ICC) Building Valuation Data (BVD) – August 2016 Square Foot Construction Cost Table* (see attached), based on occupancy classification, construction type and square footage (see attached). The square footage costs are multiplied by the project square footages to arrive at the valuation.

3.1.1. NEW R3 RESIDENTIAL CONSTRUCTION (and additions to such) includes, but is not limited to:

- new single and two-family dwelling units
- modular homes built to IRC standards
- foundations/basements constructed under mobile & manufactured homes or moved buildings

3.1.1.1. Use the *ICC BVD - August 2016 Square Foot Construction Cost Table* square footage value of **\$112.65 / SF** for R3 Occupancy Classification, Construction Type V-B for all finished basements, floor levels above grade, attached garages, habitable attic space, decks (covered and uncovered) and covered patios. Also use the following variations:

- UNFINISHED BASEMENT **\$15.00 / SF**  
*\*structural framing/supports only (no interior partition walls),  
ground-work plumbing only ok under slab*
- FOUNDATION ONLY **\$15.00 / SF**  
*\*foundation or unfinished basement under  
mobile/manufactured home or moved building*

3.1.2. NEW UTILITY STRUCTURES SUBJECT TO IRC REQUIREMENTS (and additions to such) include, but are not limited to:

- storage buildings, workshops, garages, barns
- open-sided carports, free-standing mobile & manufactured home covers
- barns and equipment storage

3.1.2.1. Use the *ICC BVD - August 2016 Square Foot Construction Cost Table* square footage value of **\$44.63 / SF** for U Occupancy Classification, Construction Type V-B for all levels. Also use the following variations:

- SHELL ONLY **\$35.70 / SF**  
*\*no plumbing, no habitable space, no insulation, no interior partition walls or interior finish (slab optional), includes open-sided carports, lean-to's, covered/uncovered deck additions and covered porch additions*

3.1.3. NEW CONSTRUCTION SUBJECT TO IBC REQUIREMENTS (and additions to such)

3.1.3.1. Use the *ICC BVD - August 2016 Square Foot Construction Cost Table* square footage values for the occupancy classification and construction type defined by the project documents. Also use the following variations:

- UTILITY & STORAGE BUILDING SHELL ONLY **20% reduction in square footage value for the occupancy classification and construction type defined by the project documents**  
*\*no plumbing, no habitable space, no insulation, no interior partition walls or interior finish (slab optional), includes self-storage unit buildings*

### 3.2. Remodel Work and Other Non-Square Footage Based Projects.

3.2.1. Valuation for remodel work and other non-square footage based projects shall be provided on the building permit application. Valuation shall include total value of work, including materials and labor, for which the permit is being issued, such as: electrical, gas, mechanical, plumbing equipment and permanent systems, as well as all finish work, and any other permanent equipment. Examples of non-square footage based projects include, but are not limited to:

- commercial coach placement
- change of use (change of occupancy) of an existing building or structure with a legally established use *\*a minimum building permit fee of \$250 shall be charged for any change of use*
- weatherization (replacing windows, siding, roofing, etc. – no structural modifications)
- new communication towers & tower/equipment modifications
- in-ground swimming pools
- retaining walls over (4) four feet in height
- fences over (7) feet high
- billboards/signs
- solar panel installation on an existing building

3.2.2. If materials are donated and/or labor is volunteer (without pay), a complete valuation must still be provided. If materials are purchased and labor is donated, the value of materials may be doubled to determine project valuation, and vice versa. If, in the opinion of the Land Services Director, the valuation is underestimated on the application, the permit shall not be issued until the applicant provides a detailed estimate. Final Building Permit valuation shall be approved by the Land Services Director.

### 3.3. Existing Non-Permitted Construction (“After-the-Fact”).

Valuation for work constructed prior to obtaining a building permit shall be the same as new construction. Prior to beginning the after-the-fact building permit process, the Land Services Director may require a Special Inspection and associated fees for assessment of existing conditions.

## 4. OTHER FEES

### 4.1. MARIJUANA/CANNABIS EXTRACTION SYSTEM FIRE CODE PERMIT FEE **\$1,000.00**

4.1.1. EXCEPT as specified in the 2015 International Fire Code (hereafter IFC), Section F105 (as amended by WAC 51-54A-0105), any property owner or authorized agent who intends to conduct an operation or business, or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to, and obtain the required permit, from the Land Services Director. IFC Section 105.6.49 stipulates that an operational permit is required to use a marijuana/cannabis extraction system. IFC Section 105.7.19 stipulates that a construction permit is required to install a marijuana/cannabis extraction system.

4.1.2. *This fee covers the installation of an extraction system within an extraction room. Any new construction or modification made to existing buildings or structures to accommodate an extraction system, and meet building code requirements for such, shall require additional commercial building permit fees.*

#### 4.2. MECHANICAL PERMIT FEE

4.2.1. New and replacement work requiring a mechanical permit fee includes, but is not limited to:

- propane tank set and line to a building or structure
- installation of wood, propane, natural gas, oil and electric fueled appliances / heating units
- exhaust / ventilation systems

4.2.1.1. NEW CONSTRUCTION FEE. The fee for mechanical work associated with a new building permit is included in the building permit fee.

4.2.1.2. EXISTING BUILDING FEE (subject to IRC requirements). The fee for mechanical work associated with an existing building shall be **\$50.00**.

4.2.1.3. EXISTING BUILDING FEE (subject to IBC requirements). The fee for mechanical work associated with an existing building shall be **\$50.00** per unit/system.

#### 4.3. OWNER / BUILDER EXEMPTION PROCESSING FEE **\$50.00**

*\*Also due upon submittal of the Owner / Builder Record of Notice is the Stevens County recording fee as determined by the Stevens County Auditor.*

#### 4.4. INCIDENTAL SERVICE FEE **\$100.00**

4.4.1. The Land Services Director may elect to impose an Incidental Service fee for the following, or for services as prescribed by the Director:

4.4.1.1. SPECIAL INSPECTION. Building Division inspection of work or conditions not associated with an active permit. Examples of Special Inspections are as follows:

- After-the-Fact Building Permit pre-application walk-through of existing non-permitted structure
- mobile / manufactured home title elimination verification (exterior only)
- Adult Family Home (AFH) Local Building Inspection Checklist walk-thru  
*\*modifications necessary to meet Checklist specifications may require addition building permit fees*
- site assessment as authorized by the Land Services Director

4.4.1.2. RE-INSPECTION. When an excessive number of inspections are required as a result of project unpreparedness or failure to give notice of inspection cancellations, re-inspection fees may be imposed.

4.4.1.3. ADDITIONAL CONSTRUCTION PLAN REVIEW. An additional fee may be required in instances such that:

- construction plan revisions require additional plan review
- a new set of construction plans is submitted to re-permit an expired building permit
- an additional construction plan review is required or requested for any reason.

- 4.4.1.4. ADDITIONAL PRE-APPLICATION CONFERENCE or MEETING. An additional fee may be required if more than one pre-application conference or meeting is required or requested for any reason.

4.5. PRE-APPLICATION CONFERENCE or MEETING FEE

**NO FEE<sup>2</sup>**

A Pre-Application Conference is required for most commercial building projects, changes of use and other complex projects. Applicants may choose to schedule a Pre-Application Conference to simplify and clarify the permit process, or to work on preliminary project planning.

<sup>2</sup>*An Incidental Service fee may be charged for additional conferences or meetings, or to re-schedule a conference or meeting in the event the proponent fails to attend without giving notice of cancellation.*

4.6. NEW DOMESTIC EXEMPT WATER USE FEE

**\$500.00**

- 4.6.1. Fee may apply to new domestic connections using exempt wells constructed after January 19, 2018

4.7. REPROGRAPHIC FEE

- 4.7.1. Fees associated with photo copies, faxes, scanning, etc. shall be assessed pursuant to current Stevens County rates as set by the Stevens Board of County Commissioners.

**5. REFUND OF FEES**

- 5.1. The Land Services Director may authorize the refund of any fee paid hereunder upon receipt of written request for refund by the property owner or property owner authorized agent, no later than 180 days after the date of original payment of fee. *Refunds shall not be given for fees less than \$100.00.*

- 5.1.1. A building permit application may be withdrawn upon receipt of written withdrawal request by the property owner or property owner authorized agent. In the event a building permit application is withdrawn for any reason, the Land Services Director may authorize a refund of not more than 80 percent of the building permit fee paid if no construction plan review work has been done. The Director may authorize a refund of not more than 60 percent of a building permit fee paid if construction plan review was completed prior to withdrawal of building permit application.

- 5.1.2. A building permit may be withdrawn upon receipt of written withdrawal request by the property owner or property owner authorized agent. The Land Services Director may authorize the refund of not more than 60 percent of the building permit fee paid.

**6. FEE SCHEDULE UPDATES**

- 6.1. This fee schedule along with the ICC Building Valuation Data Square Foot Construction Cost Table shall be updated every three years, in September, following the July 1<sup>ST</sup> adoption of the previous year's ICC code series, or as determined by the Director, and using August Building Valuation Data for the current year.

**INTERNATIONAL CODE COUNCIL (ICC) BUILDING VALUATION DATA (BVD)-  
AUGUST 2016 SQUARE FOOT CONSTRUCTION COST TABLE**

**Square Foot Construction Costs <sup>a, b, c, d</sup>**

Group (2015 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	226.92	219.10	213.80	205.04	192.95	187.36	198.56	176.18	169.73
A-1 Assembly, theaters, without stage	207.97	200.15	194.85	186.09	174.15	168.55	179.61	157.38	150.92
A-2 Assembly, nightclubs	177.49	172.34	167.98	161.18	151.95	147.76	155.52	137.58	132.93
A-2 Assembly, restaurants, bars, banquet halls	176.49	171.34	165.98	160.18	149.95	146.76	154.52	135.58	131.93
A-3 Assembly, churches	209.94	202.13	196.83	188.07	176.32	170.72	181.59	159.54	153.09
A-3 Assembly, general, community halls, libraries, museums	175.12	167.31	161.01	153.25	140.50	135.90	146.77	123.72	118.27
A-4 Assembly, arenas	206.97	199.15	192.85	185.09	172.15	167.55	178.61	155.38	149.92
B Business	181.12	174.43	168.67	160.26	146.18	140.70	153.97	128.34	122.72
E Educational	192.29	185.47	180.15	172.12	160.72	152.55	166.18	140.46	136.18
F-1 Factory and industrial, moderate hazard	108.53	103.54	97.56	93.81	84.17	80.36	89.86	70.57	66.08
F-2 Factory and industrial, low hazard	107.53	102.54	97.56	92.81	84.17	79.36	88.86	70.57	65.08
H-1 High Hazard, explosives	101.60	96.60	91.63	86.88	78.44	73.62	82.93	64.84	N.P.
H234 High Hazard	101.60	96.60	91.63	86.88	78.44	73.62	82.93	64.84	59.35
H-5 HPM	181.12	174.43	168.67	160.26	146.18	140.70	153.97	128.34	122.72
I-1 Institutional, supervised environment	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
I-2 Institutional, hospitals	304.80	298.11	292.36	283.95	268.92	N.P.	277.65	251.09	N.P.
I-2 Institutional, nursing homes	211.20	204.51	198.75	190.34	177.26	N.P.	184.05	159.42	N.P.
I-3 Institutional, restrained	206.08	199.38	193.63	185.22	172.62	166.14	178.93	154.78	147.16
I-4 Institutional, day care facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
M Mercantile	132.23	127.09	121.73	115.92	106.18	102.99	110.26	91.82	88.16
R-1 Residential, hotels	182.28	175.70	170.83	162.68	150.87	146.84	162.68	135.49	131.23
R-2 Residential, multiple family	152.86	146.27	141.41	133.25	122.04	118.01	133.25	106.66	102.41
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
S-1 Storage, moderate hazard	100.60	95.60	89.63	85.88	76.44	72.62	81.93	62.84	58.35
S-2 Storage, low hazard	99.60	94.60	89.63	84.88	76.44	71.62	80.93	62.84	57.35
U Utility, miscellaneous	77.82	73.48	69.04	65.52	59.23	55.31	62.58	46.83	44.63

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted



## **BUILDING PERMIT FEE CALCULATION EXAMPLES**

### EXAMPLE 1: Building Permit Fee Calculation for Single Family Residence

An applicant would like to permit the following single family residence:

- 2000 SF MAIN LEVEL
- 400 SF COVERED DECK
- 900 SF ATTACHED GARAGE

\*TOTAL SQUARE FOOTAGE = 3300 SF

FIRST, calculate the valuation using August 2016 Building Valuation Data Square Footage Cost (R3 Occupancy Classification, Construction Type VB, Square Footage Cost \$112.65)

(total square feet x square footage cost):  
 $3300 \text{ SF} \times \$112.65 = \$371,745$  valuation

THEN, calculate the building permit fee (valuation x fee multiplier):

\*NEW RESIDENTIAL CONSTRUCTION FEE MULTIPLIER = .0075  
 $\$371,745 \times .0075 = \$2788.09$  building permit fee

### EXAMPLE 2: Building Permit Fee Calculation for Commercial Remodel

An applicant would like to permit a retail store remodel.

FIRST, identify the valuation for the work (labor + materials) provided on the building permit application.

\*\$85,650.00 valuation

THEN, calculate the building permit fee (valuation x fee multiplier):

\* COMMERCIAL REMODEL WORK FEE MULTIPLIER = .035  
 $\$85,650 \times .035 = \$2997.75$  building permit fee