

ORDINANCE NO.4896

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELLENSBURG, WASHINGTON, RELATING TO CHAPTER 3.01 “BUILDING CODES”, AMENDING SECTION 3.01.180 AND ADDING A NEW SECTION TO THE ELLENSBURG CITY CODE ENTITLED “3.01.210 FEES – ADDITIONAL CHARGES”

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, effective July 1, 2018 projects permitted under the International Residential Code (IRC) began incurring an 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) incur have a \$25.00 surcharge; and

WHEREAS, the Planning Commission at its August 25, 2022 meeting considered and recommended amendments to reduce the fees for projects valued over \$100,001; and

WHEREAS, a charging mechanism to double permit fees to those persons or businesses who commence construction prior to permit issuance by the City is in the best interests of the City and its residents; and

WHEREAS, the City Council of the City of Ellensburg 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 and reduce the building fees for projects \$100,001 and up in valuation.

NOW, THEREFORE, the City Council of the City of Ellensburg, Washington do hereby ordain as follows:

Section 1. Section 3.01.180 of the Ellensburg City Code, as last amended by Section 3 of Ordinance 4643, is hereby amended to read as follows:

A. The schedule of fees for building permits shall be as follows:

Table of Building Permit Fees

\$ Value of Project	State Fee	Building Fee	Subtotal	Plan Check	Total
4 500	\$4.50	\$27.73	\$32.23	\$18.02	\$50.25

Table of Building Permit Fees

\$ Value of Project		State Fee	Building Fee	Subtotal	Plan Check	Total
501	600	\$4.50	\$31.33	\$35.83	\$20.36	\$56.19
601	700	\$4.50	\$34.93	\$39.43	\$22.70	\$62.13
701	800	\$4.50	\$38.53	\$43.03	\$25.04	\$68.07
801	900	\$4.50	\$42.13	\$46.63	\$27.38	\$74.01
901	1,000	\$4.50	\$45.73	\$50.23	\$29.72	\$79.95
1,001	1,100	\$4.50	\$49.32	\$53.82	\$32.06	\$85.88
1,101	1,200	\$4.50	\$52.92	\$57.42	\$34.40	\$91.82
1,201	1,300	\$4.50	\$56.52	\$61.02	\$36.74	\$97.76
1,301	1,400	\$4.50	\$60.12	\$64.62	\$39.08	\$103.70
1,401	1,500	\$4.50	\$63.72	\$68.22	\$41.42	\$109.64
1,501	1,600	\$4.50	\$67.32	\$71.82	\$43.76	\$115.58
1,601	1,700	\$4.50	\$70.92	\$75.42	\$46.10	\$121.52
1,701	1,800	\$4.50	\$74.52	\$79.02	\$48.44	\$127.46
1,801	1,900	\$4.50	\$78.12	\$82.62	\$50.78	\$133.40
1,901	2,000	\$4.50	\$81.72	\$86.22	\$53.11	\$139.33
2,001	3,000	\$4.50	\$98.24	\$102.74	\$63.85	\$166.59
3,001	4,000	\$4.50	\$114.76	\$119.26	\$74.59	\$193.85
4,001	5,000	\$4.50	\$131.28	\$135.78	\$85.33	\$221.11

Table of Building Permit Fees

\$ Value of Project		State Fee	Building Fee	Subtotal	Plan Check	Total
5,001	6,000	\$4.50	\$147.80	\$152.30	\$96.07	\$248.37
6,001	7,000	\$4.50	\$164.32	\$168.82	\$106.80	\$275.62
7,001	8,000	\$4.50	\$180.84	\$185.34	\$117.54	\$302.88
8,001	9,000	\$4.50	\$197.36	\$201.86	\$128.28	\$330.14
9,001	10,000	\$4.50	\$213.88	\$218.38	\$139.02	\$357.40
10,001	11,000	\$4.50	\$230.40	\$234.90	\$149.76	\$384.66
11,001	12,000	\$4.50	\$246.92	\$251.42	\$160.49	\$411.91
12,001	13,000	\$4.50	\$263.44	\$267.94	\$171.23	\$439.17
13,001	14,000	\$4.50	\$279.96	\$284.46	\$181.97	\$466.43
14,001	15,000	\$4.50	\$296.48	\$300.98	\$192.71	\$493.69
15,001	16,000	\$4.50	\$313.00	\$317.50	\$203.45	\$520.95
16,001	17,000	\$4.50	\$329.52	\$334.02	\$214.18	\$548.20
17,001	18,000	\$4.50	\$346.04	\$350.54	\$224.92	\$575.46
18,001	19,000	\$4.50	\$362.56	\$367.06	\$235.66	\$602.72
19,001	20,000	\$4.50	\$379.08	\$383.58	\$246.40	\$629.98
20,001	21,000	\$4.50	\$395.60	\$400.10	\$257.14	\$657.24
21,001	22,000	\$4.50	\$412.12	\$416.62	\$267.87	\$684.49
22,001	23,000	\$4.50	\$428.64	\$433.14	\$278.62	\$711.76

Table of Building Permit Fees

\$ Value of Project		State Fee	Building Fee	Subtotal	Plan Check	Total
23,001	24,000	\$4.50	\$445.16	\$449.66	\$289.35	\$739.01
24,001	25,000	\$4.50	\$461.68	\$466.18	\$300.09	\$766.27
25,001	26,000	\$4.50	\$473.59	\$478.09	\$307.84	\$785.93
26,001	27,000	\$4.50	\$485.51	\$490.01	\$315.58	\$805.59
27,001	28,000	\$4.50	\$497.43	\$501.93	\$323.33	\$825.26
28,001	29,000	\$4.50	\$509.35	\$513.85	\$331.08	\$844.93
29,001	30,000	\$4.50	\$521.27	\$525.77	\$338.82	\$864.59
30,001	31,000	\$4.50	\$533.18	\$537.68	\$346.57	\$884.25
31,001	32,000	\$4.50	\$545.10	\$549.60	\$354.32	\$903.92
32,001	33,000	\$4.50	\$557.02	\$561.52	\$362.06	\$923.58
33,001	34,000	\$4.50	\$568.94	\$573.44	\$369.81	\$943.25
34,001	35,000	\$4.50	\$580.86	\$585.36	\$377.56	\$962.92
35,001	36,000	\$4.50	\$592.77	\$597.27	\$385.30	\$982.57
36,001	37,000	\$4.50	\$604.69	\$609.19	\$393.05	\$1,002.24
37,001	38,000	\$4.50	\$616.61	\$621.11	\$400.80	\$1,021.91
38,001	39,000	\$4.50	\$628.53	\$633.03	\$408.54	\$1,041.57
39,001	40,000	\$4.50	\$640.45	\$644.95	\$416.29	\$1,061.24
40,001	41,000	\$4.50	\$652.36	\$656.86	\$424.04	\$1,080.90

Table of Building Permit Fees

\$ Value of Project		State Fee	Building Fee	Subtotal	Plan Check	Total
41,001	42,000	\$4.50	\$664.28	\$668.78	\$431.78	\$1,100.56
42,001	43,000	\$4.50	\$676.20	\$680.70	\$439.53	\$1,120.23
43,001	44,000	\$4.50	\$688.12	\$692.62	\$447.28	\$1,139.90
44,001	45,000	\$4.50	\$700.04	\$704.54	\$455.02	\$1,159.56
45,001	46,000	\$4.50	\$711.95	\$716.45	\$462.77	\$1,179.22
46,001	47,000	\$4.50	\$723.87	\$728.37	\$470.52	\$1,198.89
47,001	48,000	\$4.50	\$735.79	\$740.29	\$478.26	\$1,218.55
48,001	49,000	\$4.50	\$747.71	\$752.21	\$486.01	\$1,238.22
49,001	50,000	\$4.50	\$759.63	\$764.13	\$493.76	\$1,257.89
50,001	51,000	\$4.50	\$767.89	\$772.39	\$499.13	\$1,271.52
51,001	52,000	\$4.50	\$776.15	\$780.65	\$504.49	\$1,285.14
52,001	53,000	\$4.50	\$784.41	\$788.91	\$509.86	\$1,298.77
53,001	54,000	\$4.50	\$792.67	\$797.17	\$515.23	\$1,312.40
54,001	55,000	\$4.50	\$800.93	\$805.43	\$520.60	\$1,326.03
55,001	56,000	\$4.50	\$809.19	\$813.69	\$525.97	\$1,339.66
56,001	57,000	\$4.50	\$817.45	\$821.95	\$531.34	\$1,353.29
57,001	58,000	\$4.50	\$825.71	\$830.21	\$536.71	\$1,366.92
58,001	59,000	\$4.50	\$833.97	\$838.47	\$542.08	\$1,380.55

Table of Building Permit Fees

\$ Value of Project		State Fee	Building Fee	Subtotal	Plan Check	Total
59,001	60,000	\$4.50	\$842.23	\$846.73	\$547.45	\$1,394.18
60,001	61,000	\$4.50	\$850.49	\$854.99	\$552.82	\$1,407.81
61,001	62,000	\$4.50	\$858.75	\$863.25	\$558.18	\$1,421.43
62,001	63,000	\$4.50	\$867.01	\$871.51	\$563.55	\$1,435.06
63,001	64,000	\$4.50	\$875.27	\$879.77	\$568.92	\$1,448.69
64,001	65,000	\$4.50	\$883.53	\$888.03	\$574.29	\$1,462.32
65,001	66,000	\$4.50	\$891.79	\$896.29	\$579.66	\$1,475.95
66,001	67,000	\$4.50	\$900.05	\$904.55	\$585.03	\$1,489.58
67,001	68,000	\$4.50	\$908.31	\$912.81	\$590.40	\$1,503.21
68,001	69,000	\$4.50	\$916.57	\$921.07	\$595.77	\$1,516.84
69,001	70,000	\$4.50	\$924.83	\$929.33	\$601.14	\$1,530.47
70,001	71,000	\$4.50	\$933.09	\$937.59	\$606.51	\$1,544.10
71,001	72,000	\$4.50	\$941.35	\$945.85	\$611.87	\$1,557.72
72,001	73,000	\$4.50	\$949.61	\$954.11	\$617.24	\$1,571.35
73,001	74,000	\$4.50	\$957.87	\$962.37	\$622.61	\$1,584.98
74,001	75,000	\$4.50	\$966.13	\$970.63	\$627.98	\$1,598.61
75,001	76,000	\$4.50	\$974.39	\$978.89	\$633.35	\$1,612.24
76,001	77,000	\$4.50	\$982.65	\$987.15	\$638.72	\$1,625.87

Table of Building Permit Fees

\$ Value of Project		State Fee	Building Fee	Subtotal	Plan Check	Total
77,001	78,000	\$4.50	\$990.91	\$995.41	\$644.09	\$1,639.50
78,001	79,000	\$4.50	\$999.17	\$1,003.67	\$649.46	\$1,653.13
79,001	80,000	\$4.50	\$1,007.43	\$1,011.93	\$654.83	\$1,666.76
80,001	81,000	\$4.50	\$1,015.69	\$1,020.19	\$660.20	\$1,680.39
81,001	82,000	\$4.50	\$1,023.95	\$1,028.45	\$665.56	\$1,694.01
82,001	83,000	\$4.50	\$1,032.21	\$1,036.71	\$670.93	\$1,707.64
83,001	84,000	\$4.50	\$1,040.47	\$1,044.97	\$676.30	\$1,721.27
84,001	85,000	\$4.50	\$1,048.73	\$1,053.23	\$681.67	\$1,734.90
85,001	86,000	\$4.50	\$1,056.99	\$1,061.49	\$687.04	\$1,748.53
86,001	87,000	\$4.50	\$1,065.25	\$1,069.75	\$692.41	\$1,762.16
87,001	88,000	\$4.50	\$1,073.51	\$1,078.01	\$697.78	\$1,775.79
88,001	89,000	\$4.50	\$1,081.77	\$1,086.27	\$703.15	\$1,789.42
89,001	90,000	\$4.50	\$1,090.03	\$1,094.53	\$708.52	\$1,803.05
90,001	91,000	\$4.50	\$1,098.29	\$1,102.79	\$713.89	\$1,816.68
91,001	92,000	\$4.50	\$1,106.55	\$1,111.05	\$719.25	\$1,830.30
92,001	93,000	\$4.50	\$1,114.81	\$1,119.31	\$724.62	\$1,843.93
93,001	94,000	\$4.50	\$1,123.07	\$1,127.57	\$729.99	\$1,857.56
94,001	95,000	\$4.50	\$1,131.33	\$1,135.83	\$735.36	\$1,871.19

Table of Building Permit Fees

\$ Value of Project		State Fee	Building Fee	Subtotal	Plan Check	Total
95,001	96,000	\$4.50	\$1,139.59	\$1,144.09	\$740.73	\$1,884.82
96,001	97,000	\$4.50	\$1,147.85	\$1,152.35	\$746.10	\$1,898.45
97,001	98,000	\$4.50	\$1,156.11	\$1,160.61	\$751.47	\$1,912.08
98,001	99,000	\$4.50	\$1,164.37	\$1,168.87	\$756.84	\$1,925.71
99,001	100,000	\$4.50	\$1,172.63	\$1,177.13	\$762.21	\$1,939.34
100,001 - 500,000		\$1,172.63 for the first \$100,000 plus \$6.60 for each additional \$1,000 or fraction thereof to and including \$500,000; plan check fee shall be 65% of the building fee				
500,001 and up		\$5,822.00 for the first \$500,000 plus \$11.00 for each additional \$1,000 or fraction thereof; plan check fee shall be an additional 65% of the building fee				

Table of Building Permit Fees

\$ Value of Project		State Fee	Building Fee	Plan Check	
1	500	SBCC Charge	\$27.73	\$18.02	
501	600	SBCC Charge	\$31.33	\$20.36	
601	700	SBCC Charge	\$34.93	\$22.70	
701	800	SBCC Charge	\$38.53	\$25.04	
801	900	SBCC Charge	\$42.13	\$27.38	
901	1,000	SBCC Charge	\$45.73	\$29.72	
1,001	1,100	SBCC Charge	\$49.32	\$32.06	

Table of Building Permit Fees

\$ Value of Project		State Fee	Building Fee	Plan Check	
<u>1,101</u>	<u>1,200</u>	SBCC Charge	\$52.92		\$34.40
<u>1,201</u>	<u>1,300</u>	SBCC Charge	\$56.52		\$36.74
<u>1,301</u>	<u>1,400</u>	SBCC Charge	\$60.12		\$39.08
<u>1,401</u>	<u>1,500</u>	SBCC Charge	\$63.72		\$41.42
<u>1,501</u>	<u>1,600</u>	SBCC Charge	\$67.32		\$43.76
<u>1,601</u>	<u>1,700</u>	SBCC Charge	\$70.92		\$46.10
<u>1,701</u>	<u>1,800</u>	SBCC Charge	\$74.52		\$48.44
<u>1,801</u>	<u>1,900</u>	SBCC Charge	\$78.12		\$50.78
<u>1,901</u>	<u>2,000</u>	SBCC Charge	\$81.72		\$53.11
<u>2,001</u>	<u>3,000</u>	SBCC Charge	\$98.24		\$63.85
<u>3,001</u>	<u>4,000</u>	SBCC Charge	\$114.76		\$74.59
<u>4,001</u>	<u>5,000</u>	SBCC Charge	\$131.28		\$85.33
<u>5,001</u>	<u>6,000</u>	SBCC Charge	\$147.80		\$96.07
<u>6,001</u>	<u>7,000</u>	SBCC Charge	\$164.32		\$106.80
<u>7,001</u>	<u>8,000</u>	SBCC Charge	\$180.84		\$117.54
<u>8,001</u>	<u>9,000</u>	SBCC Charge	\$197.36		\$128.28
<u>9,001</u>	<u>10,000</u>	SBCC Charge	\$213.88		\$139.02
<u>10,001</u>	<u>11,000</u>	SBCC Charge	\$230.40		\$149.76

Table of Building Permit Fees

<u>\$ Value of Project</u>	<u>State Fee</u>	<u>Building Fee</u>	<u>Plan Check</u>
<u>11,001</u> <u>12,000</u>	<u>SBCC Charge</u>	<u>\$246.92</u>	<u>\$160.49</u>
<u>12,001</u> <u>13,000</u>	<u>SBCC Charge</u>	<u>\$263.44</u>	<u>\$171.23</u>
<u>13,001</u> <u>14,000</u>	<u>SBCC Charge</u>	<u>\$279.96</u>	<u>\$181.97</u>
<u>14,001</u> <u>15,000</u>	<u>SBCC Charge</u>	<u>\$296.48</u>	<u>\$192.71</u>
<u>15,001</u> <u>16,000</u>	<u>SBCC Charge</u>	<u>\$313.00</u>	<u>\$203.45</u>
<u>16,001</u> <u>17,000</u>	<u>SBCC Charge</u>	<u>\$329.52</u>	<u>\$214.18</u>
<u>17,001</u> <u>18,000</u>	<u>SBCC Charge</u>	<u>\$346.04</u>	<u>\$224.92</u>
<u>18,001</u> <u>19,000</u>	<u>SBCC Charge</u>	<u>\$362.56</u>	<u>\$235.66</u>
<u>19,001</u> <u>20,000</u>	<u>SBCC Charge</u>	<u>\$379.08</u>	<u>\$246.40</u>
<u>20,001</u> <u>21,000</u>	<u>SBCC Charge</u>	<u>\$395.60</u>	<u>\$257.14</u>
<u>21,001</u> <u>22,000</u>	<u>SBCC Charge</u>	<u>\$412.12</u>	<u>\$267.87</u>
<u>22,001</u> <u>23,000</u>	<u>SBCC Charge</u>	<u>\$428.64</u>	<u>\$278.62</u>
<u>23,001</u> <u>24,000</u>	<u>SBCC Charge</u>	<u>\$445.16</u>	<u>\$289.35</u>
<u>24,001</u> <u>25,000</u>	<u>SBCC Charge</u>	<u>\$461.68</u>	<u>\$300.09</u>
<u>25,001</u> <u>26,000</u>	<u>SBCC Charge</u>	<u>\$473.59</u>	<u>\$307.84</u>
<u>26,001</u> <u>27,000</u>	<u>SBCC Charge</u>	<u>\$485.51</u>	<u>\$315.58</u>
<u>27,001</u> <u>28,000</u>	<u>SBCC Charge</u>	<u>\$497.43</u>	<u>\$323.33</u>
<u>28,001</u> <u>29,000</u>	<u>SBCC Charge</u>	<u>\$509.35</u>	<u>\$331.08</u>

Table of Building Permit Fees

\$ Value of Project	State Fee	Building Fee	Plan Check
<u>29,001</u> <u>30,000</u>	SBCC Charge	<u>\$521.27</u>	<u>\$338.82</u>
<u>30,001</u> <u>31,000</u>	SBCC Charge	<u>\$533.18</u>	<u>\$346.57</u>
<u>31,001</u> <u>32,000</u>	SBCC Charge	<u>\$545.10</u>	<u>\$354.32</u>
<u>32,001</u> <u>33,000</u>	SBCC Charge	<u>\$557.02</u>	<u>\$362.06</u>
<u>33,001</u> <u>34,000</u>	SBCC Charge	<u>\$568.94</u>	<u>\$369.81</u>
<u>34,001</u> <u>35,000</u>	SBCC Charge	<u>\$580.86</u>	<u>\$377.56</u>
<u>35,001</u> <u>36,000</u>	SBCC Charge	<u>\$592.77</u>	<u>\$385.30</u>
<u>36,001</u> <u>37,000</u>	SBCC Charge	<u>\$604.69</u>	<u>\$393.05</u>
<u>37,001</u> <u>38,000</u>	SBCC Charge	<u>\$616.61</u>	<u>\$400.80</u>
<u>38,001</u> <u>39,000</u>	SBCC Charge	<u>\$628.53</u>	<u>\$408.54</u>
<u>39,001</u> <u>40,000</u>	SBCC Charge	<u>\$640.45</u>	<u>\$416.29</u>
<u>40,001</u> <u>41,000</u>	SBCC Charge	<u>\$652.36</u>	<u>\$424.04</u>
<u>41,001</u> <u>42,000</u>	SBCC Charge	<u>\$664.28</u>	<u>\$431.78</u>
<u>42,001</u> <u>43,000</u>	SBCC Charge	<u>\$676.20</u>	<u>\$439.53</u>
<u>43,001</u> <u>44,000</u>	SBCC Charge	<u>\$688.12</u>	<u>\$447.28</u>
<u>44,001</u> <u>45,000</u>	SBCC Charge	<u>\$700.04</u>	<u>\$455.02</u>
<u>45,001</u> <u>46,000</u>	SBCC Charge	<u>\$711.95</u>	<u>\$462.77</u>
<u>46,001</u> <u>47,000</u>	SBCC Charge	<u>\$723.87</u>	<u>\$470.52</u>

Table of Building Permit Fees

\$ Value of Project	State Fee	Building Fee	Plan Check
<u>47,001</u> <u>48,000</u>	SBCC Charge	<u>\$735.79</u>	<u>\$478.26</u>
<u>48,001</u> <u>49,000</u>	SBCC Charge	<u>\$747.71</u>	<u>\$486.01</u>
<u>49,001</u> <u>50,000</u>	SBCC Charge	<u>\$759.63</u>	<u>\$493.76</u>
<u>50,001</u> <u>51,000</u>	SBCC Charge	<u>\$767.89</u>	<u>\$499.13</u>
<u>51,001</u> <u>52,000</u>	SBCC Charge	<u>\$776.15</u>	<u>\$504.49</u>
<u>52,001</u> <u>53,000</u>	SBCC Charge	<u>\$784.41</u>	<u>\$509.86</u>
<u>53,001</u> <u>54,000</u>	SBCC Charge	<u>\$792.67</u>	<u>\$515.23</u>
<u>54,001</u> <u>55,000</u>	SBCC Charge	<u>\$800.93</u>	<u>\$520.60</u>
<u>55,001</u> <u>56,000</u>	SBCC Charge	<u>\$809.19</u>	<u>\$525.97</u>
<u>56,001</u> <u>57,000</u>	SBCC Charge	<u>\$817.45</u>	<u>\$531.34</u>
<u>57,001</u> <u>58,000</u>	SBCC Charge	<u>\$825.71</u>	<u>\$536.71</u>
<u>58,001</u> <u>59,000</u>	SBCC Charge	<u>\$833.97</u>	<u>\$542.08</u>
<u>59,001</u> <u>60,000</u>	SBCC Charge	<u>\$842.23</u>	<u>\$547.45</u>
<u>60,001</u> <u>61,000</u>	SBCC Charge	<u>\$850.49</u>	<u>\$552.82</u>
<u>61,001</u> <u>62,000</u>	SBCC Charge	<u>\$858.75</u>	<u>\$558.18</u>
<u>62,001</u> <u>63,000</u>	SBCC Charge	<u>\$867.01</u>	<u>\$563.55</u>
<u>63,001</u> <u>64,000</u>	SBCC Charge	<u>\$875.27</u>	<u>\$568.92</u>
<u>64,001</u> <u>65,000</u>	SBCC Charge	<u>\$883.53</u>	<u>\$574.29</u>

Table of Building Permit Fees

<u>\$ Value of Project</u>	<u>State Fee</u>	<u>Building Fee</u>	<u>Plan Check</u>	
<u>65,001</u> <u>66,000</u>	<u>SBCC Charge</u>	<u>\$891.79</u>	<u>\$579.66</u>	
<u>66,001</u> <u>67,000</u>	<u>SBCC Charge</u>	<u>\$900.05</u>	<u>\$585.03</u>	
<u>67,001</u> <u>68,000</u>	<u>SBCC Charge</u>	<u>\$908.31</u>	<u>\$590.40</u>	
<u>68,001</u> <u>69,000</u>	<u>SBCC Charge</u>	<u>\$916.57</u>	<u>\$595.77</u>	
<u>69,001</u> <u>70,000</u>	<u>SBCC Charge</u>	<u>\$924.83</u>	<u>\$601.14</u>	
<u>70,001</u> <u>71,000</u>	<u>SBCC Charge</u>	<u>\$933.09</u>	<u>\$606.51</u>	
<u>71,001</u> <u>72,000</u>	<u>SBCC Charge</u>	<u>\$941.35</u>	<u>\$611.87</u>	
<u>72,001</u> <u>73,000</u>	<u>SBCC Charge</u>	<u>\$949.61</u>	<u>\$617.24</u>	
<u>73,001</u> <u>74,000</u>	<u>SBCC Charge</u>	<u>\$957.87</u>	<u>\$622.61</u>	
<u>74,001</u> <u>75,000</u>	<u>SBCC Charge</u>	<u>\$966.13</u>	<u>\$627.98</u>	
<u>75,001</u> <u>76,000</u>	<u>SBCC Charge</u>	<u>\$974.39</u>	<u>\$633.35</u>	
<u>76,001</u> <u>77,000</u>	<u>SBCC Charge</u>	<u>\$982.65</u>	<u>\$638.72</u>	
<u>77,001</u> <u>78,000</u>	<u>SBCC Charge</u>	<u>\$990.91</u>	<u>\$644.09</u>	
<u>78,001</u> <u>79,000</u>	<u>SBCC Charge</u>	<u>\$999.17</u>	<u>\$649.46</u>	
<u>79,001</u> <u>80,000</u>	<u>SBCC Charge</u>	<u>\$1,007.43</u>	<u>\$654.83</u>	
<u>80,001</u> <u>81,000</u>	<u>SBCC Charge</u>	<u>\$1,015.69</u>	<u>\$660.20</u>	
<u>81,001</u> <u>82,000</u>	<u>SBCC Charge</u>	<u>\$1,023.95</u>	<u>\$665.56</u>	
<u>82,001</u> <u>83,000</u>	<u>SBCC Charge</u>	<u>\$1,032.21</u>	<u>\$670.93</u>	

Table of Building Permit Fees

\$ Value of Project	State Fee	Building Fee	Plan Check
<u>83,001</u> <u>84,000</u>	SBCC Charge	<u>\$1,040.47</u>	<u>\$676.30</u>
<u>84,001</u> <u>85,000</u>	SBCC Charge	<u>\$1,048.73</u>	<u>\$681.67</u>
<u>85,001</u> <u>86,000</u>	SBCC Charge	<u>\$1,056.99</u>	<u>\$687.04</u>
<u>86,001</u> <u>87,000</u>	SBCC Charge	<u>\$1,065.25</u>	<u>\$692.41</u>
<u>87,001</u> <u>88,000</u>	SBCC Charge	<u>\$1,073.51</u>	<u>\$697.78</u>
<u>88,001</u> <u>89,000</u>	SBCC Charge	<u>\$1,081.77</u>	<u>\$703.15</u>
<u>89,001</u> <u>90,000</u>	SBCC Charge	<u>\$1,090.03</u>	<u>\$708.52</u>
<u>90,001</u> <u>91,000</u>	SBCC Charge	<u>\$1,098.29</u>	<u>\$713.89</u>
<u>91,001</u> <u>92,000</u>	SBCC Charge	<u>\$1,106.55</u>	<u>\$719.25</u>
<u>92,001</u> <u>93,000</u>	SBCC Charge	<u>\$1,114.81</u>	<u>\$724.62</u>
<u>93,001</u> <u>94,000</u>	SBCC Charge	<u>\$1,123.07</u>	<u>\$729.99</u>
<u>94,001</u> <u>95,000</u>	SBCC Charge	<u>\$1,131.33</u>	<u>\$735.36</u>
<u>95,001</u> <u>96,000</u>	SBCC Charge	<u>\$1,139.59</u>	<u>\$740.73</u>
<u>96,001</u> <u>97,000</u>	SBCC Charge	<u>\$1,147.85</u>	<u>\$746.10</u>
<u>97,001</u> <u>98,000</u>	SBCC Charge	<u>\$1,156.11</u>	<u>\$751.47</u>
<u>98,001</u> <u>99,000</u>	SBCC Charge	<u>\$1,164.37</u>	<u>\$756.84</u>
<u>99,001</u> <u>100,000</u>	SBCC Charge	<u>\$1,172.63</u>	<u>\$762.21</u>

Table of Building Permit Fees

\$ Value of Project	State Fee	Building Fee	Plan Check
<u>100,001 to 500,000</u>	<u>\$1,172.63 for the first \$100,000 plus \$6.60 for each additional \$1,000 or fraction thereof to and including \$500,000; plan check fee shall be 65% of the building fee</u>		
<u>500,001 to 1,000,000</u>	<u>\$3,972.63 for the first \$500,001 plus \$4.75 for each additional \$1,000 or fraction thereof; plan check fee shall be an additional 65% of the building fee</u>		
<u>1,000,001 and over</u>	<u>\$6,347.63 for the first \$1,000,001 plus \$3.65 for each additional \$1,000 or fraction thereof; plan check fee shall be an additional 65% of the building fee</u>		

B. For the purpose of determining the construction value of work proposed under an application for a building permit, the Table of Square Foot Construction Costs hereinbelow shall be applied to the type of work based upon the classification of the building group and type of construction, multiplied by the number of square feet to be constructed. The resulting construction value shall then be applied to the Table of Building Permit Fees hereinabove in order to determine the building permit fee for the work proposed.

C. The building official at his/her discretion may choose to accept alternative means of determining building values for buildings or work having values in excess of \$500,000. The alternative means which the building official may in his/her discretion accept include, but are not limited to, publicly solicited construction bids or architectural or engineering estimates. Acceptance of these alternative methods of determining the construction value for work proposed under a building permit shall only be used if, in the opinion of the building official, the alternative methodology is subject to accurate, public verification on the part of the building official.

Table of Square Foot Construction Costs

Classification		Type of Construction									
Group		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB	
A-1	Assembly, theaters, with stage	178.41	172.65	168.34	161.37	149.67	148.93	156.13	138.41	133.25	
A-1	Assembly, theaters, without stage	164.62	158.86	154.55	147.58	135.88	135.15	142.35	124.62	119.47	
A-2	Assembly, nightclubs	138.44	134.15	130.76	125.65	116.66	116.35	121.28	107.23	103.62	
A-2	Assembly, restaurants, bars, banquet halls	137.47	133.18	128.82	124.68	114.72	115.38	120.31	105.29	102.65	
A-3	Assembly, churches	165.10	159.34	155.04	148.06	136.32	135.60	142.82	125.07	119.91	
A-3	Assembly, general, community halls, libraries, museums	140.57	134.81	129.53	123.53	110.82	111.07	118.29	99.56	95.37	
A-4	Assembly, arenas	137.47	133.18	128.82	124.68	114.72	115.38	120.31	105.29	102.65	
B	Business	141.36	136.35	132.05	125.88	112.65	111.94	121.02	100.65	96.63	
E	Educational	150.22	145.12	140.96	134.68	124.29	121.34	130.27	111.00	106.78	
F-1	Factory and industrial,	84.91	81.01	76.63	74.16	64.14	65.03	71.18	54.64	51.79	

Table of Square Foot Construction Costs

Classification		Type of Construction									
Group		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB	
	moderate hazard										
F-2	Factory and industrial, low hazard	83.94	80.04	76.63	73.19	64.14	64.06	70.21	54.64	50.82	
H-1	High hazard, explosives	79.62	75.72	72.31	68.86	59.98	59.91	65.88	50.49	N.P.	
H234	High hazard	79.62	75.72	72.31	68.86	59.98	59.91	65.88	50.49	46.67	
H-5	HPM	141.36	136.35	132.05	125.88	112.65	111.94	121.02	100.65	96.63	
I-1	Institutional, supervised environment	139.34	134.59	131.01	125.72	115.40	115.36	124.86	106.16	101.95	
I-2	Institutional, hospitals	235.00	230.00	225.69	219.52	205.78	N.P.	214.67	193.80	N.P.	
I-2	Institutional, nursing homes	164.35	159.34	155.04	148.87	136.08	N.P.	144.02	124.10	N.P.	
I-3	Institutional, restrained	160.45	155.44	151.14	144.97	132.95	131.29	140.12	120.97	115.01	
I-4	Institutional, day care facilities	139.34	134.59	131.01	125.72	115.40	115.36	124.86	106.16	101.95	
M	Mercantile	103.11	98.83	94.46	90.34	80.91	81.57	85.96	71.48	68.83	

Table of Square Foot Construction Costs

Classification		Type of Construction									
Group		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB	
R-1	Residential, hotels	139.77	135.01	131.44	126.16	115.92	115.89	125.38	106.68	102.46	
R-2	Residential, multiple family	117.21	112.45	108.87	103.59	93.47	93.43	102.93	84.23	80.02	
R-3	Residential, one- and two-family	112.25	109.17	106.49	103.56	98.79	98.56	101.79	94.12	88.62	
R-3	Residential, conversion of garage to habitable living	Calculated at R-3 construction cost rate less utility construction cost rate (\$88.62 – \$34.48)								54.14	
R-3	Residential, finished habitable basement	Calculated at 80% of R-3 construction cost rate (\$88.62 x 80%)								70.90	
R-3	Residential, conversion of unfinished basement to habitable living	Calculated at R-3 finished basement construction cost rate less unfinished basement construction cost rate (footnote b. below) (\$70.90 – \$15.00)								55.90	
R-4	Residential, care/assisted living facilities	139.34	134.59	131.01	125.72	115.40	115.36	124.86	106.16	101.95	
S-1	Storage, moderate hazard	78.65	74.75	70.37	67.57	58.04	58.94	64.91	48.55	45.70	

Table of Square Foot Construction Costs

Classification		Type of Construction									
Group		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB	
S-2	Storage, low hazard	77.68	73.78	70.37	66.92	58.04	57.97	63.94	48.55	44.73	
U	Utility, miscellaneous	60.06	56.79	53.42	50.73	44.11	44.11	47.36	36.21	34.48	
U	Residential, pole buildings	Calculated at 80% utility construction cost rate (\$34.48 x 80%)									27.58
U	Residential, carports (with 1 or more walls)	Calculated at 80% of utility construction cost rate (\$34.48 x 80%)									27.58
U	Residential, porches, carports (open all sides)	Calculated at 50% of utility construction cost rate (\$34.48 x 50%)									17.24
U	Residential, uncovered decks	Calculated at 20% of utility construction cost rate (\$34.48 x 20%)									6.90

a. Other miscellaneous fees are included in the following table:

Table of Other Miscellaneous Fees

Inspection for which no fee is specifically indicated (2 hr. min.)	\$47.00 hr.
Additional plan review required by changes, additions or revisions to plans (1 hr. min.)	\$47.00 hr.
Reinspection fee (1 hr. min.)	\$47.00 hr.

Final inspection of expired noncommercial projects less than 3 years old	\$47.00 hr.
Outside consultants	(actual cost)
Demolition (all structures) (2 hr. fee)	\$94.00
Moved building	(by valuation)
Fence	\$15.00 (ln. ft.) based on valuation
Foundation	\$45.00 (ln. ft.) based on valuation
Residential reroof	\$208.00 (per square) based on valuation
Commercial reroof	(by valuation)
Window replacement (by window)	(by valuation)
Manufactured Homes (3 hr. fee)	\$141.00
Commercial coach/ modular building	(cost of placement)
Swimming pool (above ground) (2 hr. fee)	\$94.00
Swimming pool (below ground)	(by valuation)

* The final construction value of the project shall be the decision of the building official who has the authority to use other information including but not limited to plans, specifications, contractor bids, and other information supplied by the applicant and/or design professional in responsible charge of the project.

- b. Unfinished basements (all use groups) = \$15.00 per sq. ft.
- c. For shell-only buildings deduct 20 percent
- d. N.P. = not permitted
- e. Work consisting of remodel and/or repair of existing residential and commercial structures shall be valued according to the Table of Remodel Valuation. The remodel valuation is a percentage of the square foot values for new construction shown for the relevant building group

and type of construction and the percentage used in the table is determined by the scope of work. The final construction value of the project shall be the decision of the building official who has the authority to use other information including but not limited to plans, specifications, contractor bids, and other information supplied by the applicant and/or design professional responsible for the project.

Table of Remodel Valuation

Extent of Alteration	% of Building Valuation ¹	Definition ²
Minor	20%	<ul style="list-style-type: none"> • Addition, removal or repair of some walls or partitions • Minor mechanical, electrical or plumbing work, such as residential remodeling of bathrooms or kitchens • Some refinishing of existing walls, ceilings and floors • Replacement of some windows • Replacement of ceiling grid
Major	50%	<ul style="list-style-type: none"> • Addition or removal of many walls • Extensive mechanical, electrical or plumbing work • Significant refinishing of walls, ceiling and floors • Replacement of many windows • Limited structural modification and addition
Full ³	80%	<ul style="list-style-type: none"> • Demolition of all nonstructural portions leaving a structural shell • Installation of new or substantial replacement of mechanical, electrical or plumbing • Significant structural upgrading • Extensive structural repair

¹ Percentage of new construction valuation per city of Ellensburg Table of Square Foot Construction Costs.

² The extent of alteration includes one or more of the listed items. The floor area shall be calculated based on the entire area of the rooms where the alterations are proposed. If a project has areas for which it is reasonable to distinguish as being of different categories, it is appropriate to calculate the areas separately to develop the valuation.

³ Applications where the scope of work exceeds the description for “full” in the Table of Remodel Valuation shall be considered a rebuild and require full payment of fees.

D. When a plan or other submittal is required to be submitted by provisions of the International Building Code and related international codes adopted by the city, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be as follows:

1. Residential plan review fees shall be 65 percent of the building permit fee.
2. Nonresidential plan review fees shall be 65 percent of the building permit fee.
3. Master plans for residential structures consisting of four dwelling units or less: 65 percent of the building permit fee plus an hourly fee of \$47.00 per hour for review of alternative features submitted for use with the master plan.
4. Review of master plans for reissuance of additional building permits: if no change to master plan or complete project site plans, no charge; \$50.00 for review of new sites not previously approved with master plan plus \$47.00 per hour for review of any new alternate features submitted for use with the master plan.
5. Arrangements for special services in conjunction with a plan review shall be subject to mutual agreement between the city and the applicant. Any additional costs incurred by the city for providing such special services shall be charged to the applicant in addition to the regular plan review fee. [Ord. 4643 § 3, 2013; Ord. 4467 § 2, 2007; Ord. 4390, 2004; Ord. 4314, 2002; Ord. 4190, 1999; Ord. 4019 § 1, 1996; Ord. 3799 § 3, 1992; Ord. 3655 § 2, 1989; Ord. 3625 § 1, 1988.]

Section 2. A new Section entitled “3.01.210 – Fees - additional charges” is hereby added to the Ellensburg City Code to read as follows:

3.01.210 Fees – additional charges.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to the following fees in addition to the required permit fees:

Commercial or industrial building: Twice the normal and customary permit fee

Residential building: Twice the normal and customary permit fee

Such fees must be paid before review of any application, including building plans, by the department.

Section 3. Severability. If any portion of this ordinance is declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portion(s) of this ordinance.

Section 4. Corrections. Upon the approval of the City Attorney, the City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

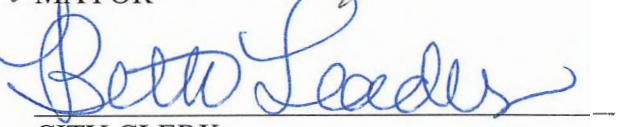
Section 5. Effective Date. This ordinance shall take effect and be in force five (5) days after its passage, approval and publication.

The foregoing ordinance was passed and adopted at a regular meeting of the City Council on the 19th day of September, 2022.

ATTEST:



MAYOR



CITY CLERK

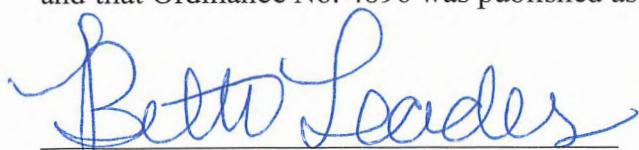
Approved as to form:



CITY ATTORNEY

Published: 9-22-22

I, Beth Leader, City Clerk of said City, do hereby certify that Ordinance No. 4896 is a true and correct copy of said Ordinance of like number as the same was passed by said Council, and that Ordinance No. 4896 was published as required by law.



BETH LEADER