



Legislation Details (With Text)

File #:	CB 119913	Version:	1	Name:	CB 119913
Type:	Ordinance (Ord)	Status:	Passed	In control:	City Clerk
On agenda:	11/23/2020				
Final Action:	12/1/2020	Ord. No.	Ord 126213		
Title:	AN ORDINANCE relating to fees and charges for permits and activities of the Seattle Department of Construction and Inspections, related fees by other departments, and technical corrections; amending Sections 22.900C.010, 22.900D.090, 22.900D.100, 22.900D.150, and 22.900G.010 of the Seattle Municipal Code (SMC); and repealing Section 22.900E.060 of the SMC.				
Sponsors:	Teresa Mosqueda				
Indexes:					
Attachments:	1. Summary and Fiscal Note, 2. Summary Att A - SDCI Permit Fees and Charges Proposed for 2021, 3. Signed Ordinance 126213, 4. Affidavit of Publication				

Date	Ver.	Action By	Action	Result
12/1/2020	1	City Clerk	attested by City Clerk	
12/1/2020	1	Mayor	returned	
12/1/2020	1	Mayor	Signed	
11/24/2020	1	City Clerk	submitted for Mayor's signature	
11/23/2020	1	City Council	passed	Pass
11/18/2020	1	Select Budget Committee	pass	Pass
10/19/2020	1	City Council	referred	
10/14/2020	1	City Clerk	sent for review	
10/14/2020	1	Council President's Office	sent for review	
9/29/2020	1	Mayor	Mayor's leg transmitted to Council	

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to fees and charges for permits and activities of the Seattle Department of Construction and Inspections, related fees by other departments, and technical corrections; amending Sections 22.900C.010, 22.900D.090, 22.900D.100, 22.900D.150, and 22.900G.010 of the Seattle Municipal Code (SMC); and repealing Section 22.900E.060 of the SMC.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 22.900C.010 of the Seattle Municipal Code, last amended by Ordinance 125982, is

amended as follows:

22.900C.010 Land use fees

* * *

Table C-1 for 22.900C.010-LAND USE FEES	
A. MASTER USE PERMIT, ENVIRONMENTAL CRITICAL AREAS, CITY COUNCIL, APPROVALS	
Hours worked beyond those covered by minimum will be charged the Land Use hourly rate, unless at time of invoice.	
Type of Land Use Review	Minimum Fee
General-first 10 hours of review	Land Use Hourly × 10
Low-Income Housing-first 24 hours of review ¹	Land Use Hourly × 10
1. Administrative conditional uses (ACUs) ACUs for community centers, child care centers, adult religious facilities, and public and private libraries in single-family and multi-family zones shall for the first 20 hours. Additional hours shall be charged at the Land Use hourly rate. This exception ACU only, or an ACU combined with a variance application.	
2. Design Review The minimum fee for Administrative Design Review, Master Planned Comm Design Review is \$3,940. The minimum fee for full Design Review is \$7,880, which covers the subsection 15 of this Table C-1 for 22.900C.010 for fees related to Design Review for Tree Protection	
3. Environmental reviews (SEPA), including projects with more than one addressed site.	
4. Environmentally critical areas (ECA)	
a. Environmentally Critical Areas variance ²	
b. ECA Exception	
c. Environmentally Critical Areas Administrative Conditional Use	
5. Shoreline permits	
a. Substantial development permits	
b. Variances ² and conditional uses	
6. Short subdivisions ³ ; refer to subsection 10 of Table D-2 for 22.900D.010 for additional fees to	
7. Special exceptions	
8. Variances ² Variances for community centers, childcare centers, adult care centers, private schools and private libraries in single-family and multi-family zones shall be charged a minimum fee of \$3,940. Additional hours shall be charged at the Land Use hourly rate. This exception applies if the applicant variance combined only with an ACU application.	
9. Type II land use approvals such as, but not limited to, planned community/residential development and other Type II approvals that are not categorized otherwise in this Table C-1 for 22.900C.010	
10. The minimum fee for Council conditional uses, Rezones, Public Projects, and all other Type shall be \$7,880, which covers the first 20 hours of review.	

11. Full subdivisions ⁴ ; refer to subsection 10 of Table D-2 for 22.900D.010 for additional fees that may apply to this permit type	
12. Reserved	
13. Reserved	
B. MISCELLANEOUS HOURLY LAND USE REVIEWS, RESEARCH, AND OTHER SERVICES	
Hours worked beyond those covered by minimum will be charged the Land Use hourly rate, unless otherwise specified in the time of invoice.	
Type of Land Use Review	Minimum Land Use Review Fee
14. Concurrency	Reserved
15. Design Review for Tree Protection ⁵	
a. Design review required by Section 25.11.070 to 25.11.080 to protect exceptional tree if no other reviews are required	Land Use Hourly × 10
b. Design review elected by applicant for tree protection	Land Use Hourly × 10
16. Other Environmentally Critical Area (ECA) review and site visit under Chapter 25.09 or Chapter 23.09 but not limited to:	Land Use Hourly × 1
a. ECA review for Wetlands, Fish, & Wildlife Conservation Areas on land use or construction project charged on an hourly basis	
b. Review to determine Environmentally Critical Area for Wetlands and Riparian Corridor and Shoreline project charged on an hourly basis	
c. Other miscellaneous ECA reviews, inspections, or studies required by code or as a condition of approval shall be charged on an hourly basis	
17. Early design guidance	Land Use Hourly × 10
18. Establishing use for the record: Refer to subsection 10 of Table D-2 for 22.900D.010 for additional fees that may apply to this permit type	Land Use Hourly × 2
19. Extensions of Type IV Council Land Use Decision	Land Use Hourly × 2
20. Land Use Code Interpretations ⁶	Land Use Hourly × 10
21. Letters for detailed zoning analysis or permit recommendations	Land Use Hourly × 4
22. Lot Boundary Adjustment, Temporary Use or other special use: Refer to subsection 10 of Table D-2 for 22.900D.010 for additional fees that may apply to this permit type	Land Use Hourly × 5
23. Major Institution - review of annual plan	Land Use Hourly × 6
24. Major phased development permit - minor adjustments	Land Use Hourly × 2

25. Neighborhood planning	Reserved
26. Noise survey review and variance	See Table F-2 for 22.900F.020, Noise Fees
27. Open space remainder lots and surplus state	Land Use Hourly \times 4
28. Pre-application conference ⁷	Land Use Hourly \times 2
29. Property Use and Development Agreement (amendment)	Land Use Hourly \times 2
30. Public benefit feature review	Land Use Hourly \times 2
31. Renewals	Land Use Hourly \times 2
32. Revisions other than shoreline revisions	Land Use Hourly \times 1
33. School use and school development advisory reviews	Land Use Hourly \times 10
34. Shoreline exemptions	Land Use Hourly \times 1
35. Shoreline permit revisions not due to require	Land Use Hourly \times 2
36. Special accommodation	Land Use Hourly \times 2
37. Structural building overhangs and areaways component	Land Use Hourly \times 2
38. Tree and Vegetation Restoration Review in minimum threshold where SEPA is not required restoration (subsection 25.09.070.E.1.b)	Land Use Hourly \times 2
39. Street Improvement Exceptions on a Land U	Land Use Hourly \times 2
40. Hazardous Tree Removal	Land Use Hourly \times 1
41. Zoning Coaching	Land Use Hourly \times 1
C. NON-HOURLY LAND USE FEES	
Type of Land Use Review	Fee
((41)) 42. Curb cuts as a separate component	
a. Single-family residential	\$94.65 each
b. Other than single-family residential	\$187.15 each
((42)) 43. File Management	SDCI Base Fee \times 1
a. Placing projects on hold at applicant request	
b. Splitting or combining projects	
((43)) 44. Intake appointments for land use review for each occurrence	SDCI Base Fee \times 1
((44)) 45. Notice. All notice is charged based up occurrence. ⁸	
a. Land use information bulletin (GMR notice)	SDCI Base Fee \times 1
b. Posting large sign or placards	\$143.10

c. Mailed notice	SDCI Base Fee per 500 pieces of mail or portions thereof
d. DJC decision publication	\$224.50
e. Neighborhood newspaper publication	Rate charged by newspaper
f. Public meeting room rental	\$144.20
((45)) <u>46</u> . Rebuild Letters	
a. With research	SDCI Base Fee \times 1
b. Without research	\$48.40
((46)) <u>47</u> . Records research by the Public Resou	SDCI Base Fee \times 1
((47)) <u>48</u> . Recording Fees, for LBA or Short Sub	Rate charged by King County ⁹
((48)) <u>49</u> . Shoreline Extensions	SDCI Base Fee \times 1
((49. Zoning Coaching))	((SDCI Base Fee \times 1))
Footnotes to Table C-1 for 22.900C.010: ¹ For purposes of these land use fees, low-income housing is defined as the definition of "housing, low income" in Section 23.84A.016; and (2) where at least 50 percent of the structure on the site is committed to low-income housing use for at least 20 years. ² The single variance fee applies whether the project requires one or multiple variances. ³ Includes short subdivisions in environmentally critical areas, lot subdivisions and full subdivisions in environmentally critical areas. ⁵ This fee applies if design review is required for protection and the application has no other review under Items 1-14. ⁶ The fees for interpretation and design review under 25.21, 25.22, 25.24, and 25.30 shall be collected by the Director of the Department of Neighborhoods. The conference fee covers a one-hour conference and one hour of research and/or follow-up review time. Additional pre-application review time will be charged at the Land Use hourly rate of two hours. ⁸ Additional notice may be given in circumstances including but not limited to the following: reinitiation of a project; reposting of the land use review or environmental signs; new component reviews added subsequent to a revised decision; and changes to the scope of the project. ⁹ Recording fees will be charged the same as those by King County at the time of document recording.	

Section 2. Section 22.900D.090 of the Seattle Municipal Code, last amended by Ordinance 125982, is amended as follows:

22.900D.090 Permit fees for mechanical equipment and systems, other than boilers and pressure vessels and refrigeration systems

* * *

Table D-8 for 22.900D.090 - PERMIT FEES FOR MECHANICAL EQUIPMENT	
Type of Installation	Fee

Forced air, gravity-type, or floor furnace, gas or oil burner, heat pump, recessed wall heater or floor heater, wall furnace, circulating heater or wood insert including ducts and burners attached thereto	(((\$148.20)) \$118.55 per unit
New gas or oil burners and newly installed used burners ¹	\$148.20 per unit
Appliance vents Class A, B, BW ₂ or L if installed separately	\$117.50 per unit
Mechanical air-moving systems	See Table D-2 for 22.900D.010
Appliances or equipment or other work not classified in the above categories, or for which no other fee is listed	Hourly at the SDCI hourly rate. Minimum of 1/2 hour
Footnote to Table D-8 for 22.900D.090 ¹ See Table D-12 for 22.900D.110 for rates for burners	

Section 3. Section 22.900D.100 of the Seattle Municipal Code, last amended by Ordinance 125982, is amended as follows:

22.900D.100 Refrigeration equipment and systems

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Table D-10 for 22.900D.100 - REFRIGERATION PERMIT FEES ¹	
Type or Size of System/Equipment	Fee
Basic fee²	(((\$69.85)) \$55.90
Additional installation fee per compressor	
0-5 tons	\$69.85
6-25 tons	\$141.85
26-100 tons	\$265.65
101-500 tons	\$374.65
Over 500 tons	\$455.10
Repair and alteration (value of work)	
\$0 - \$1,000	\$69.85
\$1,001 - \$5,000	\$101.60
\$5,001 - \$10,000	\$175.70
Over \$10,000	\$173.55 plus \$69.85 each \$5,000 or fraction thereof of valuation above \$10,000
Footnotes to Table D-10 for 22.900D.100 ¹ Where the application for permit shows horsepower rather than cooling tonnage, the fees of this table shall apply at a rate of one horsepower equals one ton of cooling capacity. ² The basic fee applies to new installations, repairs, and alterations.	

Section 4. Section 22.900D.150 of the Seattle Municipal Code, last amended by Ordinance 125982, is amended as follows:

22.900D.150 Electrical permit fees

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Table D-15 for 22.900D.150 - ELECTRIC AL PERMIT FEES (When Plans Are Not Required)

1. Administrat ive Fee

a. An administrativ e fee of ((\$ 72.95)) \$65.65 will be charged in addition to the other fees specified in this table for all items except subsection 9 of this Table D-15 for 22.900D.150 .

b. A change fee of \$58.60 will be charged if work is added to an issued permit and if other information is changed.		
2. Services	Size	Fee

a. Services (installation, relocation, and temporary installations ; size based on conductor ampacity); service fees includes connection to one panel board when a service disconnect is provided ahead of the panel board	1-125A	$1/2 \times$ base fee
	126-200A	$3/4 \times$ base fee
	201-300A	$1 \times$ base fee
	301-399A	$1.5 \times$ base fee
	400-599A	$2 \times$ base fee

b. Service e repair (mast and meter base only)	Any	1/2 x base fe
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c. Temp orary constr uction power for single - famil y reside nce; Ufer groun d inspec tion is includ ed only if the Ufer install ation inspec tion is condu cted at the same time as the tempo rary power inspec tion	Any	$1/2 \times$ base fe
d. Ufer install ation only	Any	Administrati

e. Under ground work (race ways only)	Any	1 × base fee
f. Under ground work (race ways only)	Any	1/2 × base fee
g. SCL Service Meter Project	Any	1/2 × base fee Administrative
3. Feeders ¹		
	Size	120v-480v
	15-25A	\$17.10
	30-50A	\$35.45
	60-125A	1/2 × base fee
	150A & less	3/4 × base fee
	400A	plan review required
4. Connections, Devices, and Branch Circuits ²		
a. Connections		Fee

Light outlet, switches, dimmers, receptacles, luminaires, residential-type fans	\$2.15 each
Track lighting or multi-outlet assembly	\$2.15 for eve
b. Devices and Branch Circuits	Fee
Non-electrical furnace	\$17.15 each
Dedicated appliances & utilization circuits (cord and plug or direct wired):	
(15-50A) Ranges, water heaters, etc.	\$17.15 each
Floodlight ³	\$7.80 each
Sign circuit (required for commercial spaces)	\$44.20 each

5. Transformer Installations³	Fee
Up to 300 VA	\$7.80
300 VA to 6 KVA	\$17.15
7 KVA to 15 KVA	\$52.50
16 KVA to 45 KVA	$1/2 \times \text{base fee}$
46 KVA to 112.5 KVA	$3/4 \times \text{base fee}$
≥ 113 KVA	$1 \times \text{base fee}$
6. Motor Installations	Fee
Up to 1/3 HP	\$7.80
1/3 HP to 3/4 HP	\$17.15
1 HP to 3 HP	\$25.70
4 HP to 5 HP	\$33.40
6 HP to 20 HP	$1/4 \times \text{base fee}$
21 HP to 50 HP	$1/2 \times \text{base fee}$
≥ 51 HP	$3/4 \times \text{base fee}$
7. Electrical Furnaces and Heaters	Fee
Up to 2 KW	\$7.80
2 KW to 5 KW	\$17.15

6 KW to 15 KW	\$22.10
16 KW to 30 KW	$1/4 \times \text{base fee}$
31 KW to 100 KW	$1/2 \times \text{base fee}$
$\geq 101 \text{ KW}$	$3/4 \times \text{base fee}$
8. Low- voltage and Communi- cation Systems	Fee
a. Low- voltage systems ⁵ - sound systems, security systems, fire alarms, nurse call, industrial controls, and similar	Requires sep each system
Control unit	\$13.35 each
Device (activating, horn, alarm, etc.)	\$2.15 each
Control systems (> 100 volts) shall be based on the feeder schedule.	

b. Communications systems ⁶ - voice cable, data cable, coaxial cable, fiber optics, and similar	The maximum
Control unit	\$13.35
Outlet	\$2.15 each
9. Special Events	
a. Inspections occurring during normal business hours - Hourly at the SDCI hourly rate; minimum 1/2 hour	
b. Inspections occurring outside normal business hours - Hourly at the SDCI hourly rate; minimum 1 1/2 hour	

10. Inspection s for which no other fee is listed; including but not limited to Condition al Work and "Get Started" permits	Fee
Each	Hourly at the minimum 1/2
11. Renewable Energy Systems (photovolt aic, wind power generation , etc.)	Fee
0 KW to 7.7 KW	$3/4 \times$ base fe
> 7.7 KW to 26 KW	$1 \times$ base fee
Over 26 KW	Plan review
12. Size overcurre nt protection for Electrical Vehicle (EV) charging stations	

Select fee for each charger to be installed.	Charging Station Level 2A (120-240 V)	Charging Station Level 3
15 TO 25 AM PG CHG STATION	\$17.05	$1/4 \times$ base fee
30 TO 50 AM PG CHG STATION	\$35.70	$1/4 \times$ base fee
60 TO 125 AM PG CHG STATION	$1/2 \times$ base fee	$1/2 \times$ base fee

150 TO 225 AM P CH G STA TIO N	$\frac{3}{4} \times \text{base fee}$	$1 \times \text{base fee}$
250 TO 400 AM P CH G STA TIO N	Requires plan review.	Requires plan review.
OV ER 450 AM P CH G STA TIO N	Requires plan review.	Requires plan review.
13. Selective Coordination Study Review - SDCI hourly rate, 1 hour minimum		

**Footnotes to
Table D-15
for**

22.900D.150

¹ Feeders will be charged only for (a) subpanels, (b) distribution panels, and (c) branch circuits of 60 amperes or over. ² The residential light outlet fee includes the luminaire. ³ Outdoor area lighting (parking lots, streets, etc.). The floodlight fee is charged per luminaire. ⁴ The transformer fee includes the primary feeder and one secondary feeder up to and including the first panelboard or disconnect. Additional secondary

panelboards
or
disconnectin
g means are
charged at
the
appropriate
feeder rate. ⁵
Low-voltage
systems
include, but
are not
limited to,
systems
listed in
Chapter 7 of
the Seattle
Electrical
Code.
Exempt:
Residential
wireless
security
systems. ⁶
Communicat
ion systems
include, but
are not
limited to,
systems
listed in
Article 770
and Chapter
8 of the
Seattle
Electrical
Code.

Section 5. Section 22.900E.060 of the Seattle Municipal Code, last amended by Ordinance 125982, is repealed:

~~((22.900E.060 Registration of special inspectors~~

~~A. The fee for the initial examination of an applicant for registration as a registered special inspector,~~

~~including the special inspector certificate of registration, shall be charged at the rate of 1.5 times the base fee.~~

~~B. Special inspectors who wish to be registered for additional categories shall take an examination for each new category. The fee for each additional examination shall be charged at the rate of one times the base fee.~~

~~C. The fee for renewal of a special inspector certificate of registration covering one or more types of inspection for which the registrant has been qualified is \$60.50.~~

~~D. The fee for a special inspector to repeat an examination shall be charged at the rate of one times the base fee.))~~

Section 6. Section 22.900G.010 of the Seattle Municipal Code, last amended by Ordinance 125704, is amended as follows:

22.900G.010 Fees for Department of Neighborhoods review

The following fees shall be collected by the Director of the Department of Neighborhoods and deposited in the General Fund unless otherwise specified.

A. Certificate of ~~((Approval Fees))~~ approval fees. There is a charge for a certificate of approval as required by all applicable ordinances for the construction or alteration of property in a designated special review district, Landmark, Landmark District, or historic district of \$25 for construction costs of \$1,500 or less, plus \$10 for each additional \$5,000 of construction costs, up to a maximum fee of \$20,000, except that the maximum fee for a certificate of approval shall be \$4,000 if for construction or alteration involving: a structure and retaining some portion of that structure; or a new or existing structure including housing financed, in whole or in part, by public funding; or a new or existing structure that elects the MHA performance option according to Sections 23.58B.050 or 23.58C.050. If an applicant applies for a certificate of approval for the preliminary design of a project and later applies for a certificate of approval for a subsequent phase or phases of the same

project, a fee shall only be charged for the first application. There is an additional charge of \$25 for a certificate of use approval in the Pioneer Square Preservation District, the Pike Place Market Historical District, and the International Special Review District.

B. Special (~~(Valuation Program for Historic Properties)~~) valuation program for historic properties.

There is a charge of \$250 for review by the Seattle Landmarks Preservation Board of applications for special tax valuation for historic properties pursuant to the Historic Property Act (chapter 84.26 RCW (~~(Chapter 84.26~~))). A fee for Board review of proposed alterations to historic properties shall be charged according to the schedule of fees set forth in subsection 22.900G.010.A (~~((Certificate of Approval Fees))~~).

C. Public School Citizen Advisory Committee (~~(Fees)~~) fees. There is a charge of (~~(\$100)~~) \$123 an hour for convening and staffing School Use Citizen Advisory Committees and School Departure Citizen Advisory Committees.

D. Major Institution Citizen Advisory Committee (~~(Fees)~~) fees. The fee for convening and staffing of Citizen Advisory Committees for the routine annual review of approved master plans and/or the review of master plan amendments is (~~(\$100)~~) \$123 an hour. The fee for convening and staffing of Citizen Advisory Committees for new master plans and for amendments to master plans is (~~(\$100)~~) \$123 an hour.

E. Environmental (SEPA) review of projects. Review of referrals pursuant to subsections 25.05.675.H.2.c and 25.05.675.H.2.d by the City Historic Preservation Officer is charged at (~~(\$288)~~) \$394 an hour.

F. Landmark reviews. Review of a building, site, or object's eligibility as a Seattle landmark pursuant to subsection 25.05.800.B or upon request is charged at (~~(\$288)~~) \$394 an hour.

G. Requests for reviewing character structure TDP sending sites in the Pike/Pine Conservation Overlay District. The Department of Neighborhoods' hourly review fee is (~~(\$288)~~) \$394 an hour for determining whether a character structure may, if requested by a property owner, be added to the list of character structures in the Seattle Department of Construction and Inspections Director's Rule promulgated according to Section

23.73.005.

Section 7. Sections 1 through 6 of this ordinance shall take effect on January 1, 2021.

Section 8. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2020, and signed by me in open session in authentication of its passage this _____ day of _____, 2020.

President _____ of the City Council

Approved by me this _____ day of _____, 2020.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2020.

Monica Martinez Simmons, City Clerk

(Seal)