



**MASON COUNTY
DEPARTMENT OF
COMMUNITY DEVELOPMENT**

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**RESIDENTIAL BUILDING PERMIT FEE INFORMATION
EFFECTIVE: January 1, 2008**

Please use this guide to determine the **approximate** cost of your residential building permit. On the back of this page you will find a valuation table. This table shows the permit fee and plan review fee based on the valuation of your proposed building. The Building Permit Fee is based on Table 1-A of the 1997 Uniform Building Code and the Plan Review Fee is 65% of the Building Permit Fee. The plan check fee will be collected when the building plans and applications are submitted. In addition to the plan check fee, there is a Planning Department Review Fee (\$190.00 – residential/\$310.00 – commercial) due upon submittal. The building, and other permit fees, will be collected when the permit is issued.

Once you have calculated the square footage of your building, use the following categories to determine the project valuation. Multiply the square footage by the cost per square foot (listed to the right of each category).

Type of Construction	Cost per Square Foot
Residential / Basement	\$ 76.65
Basement (semi-finished/unfinished)	\$ 37.70
Garage / Storage Building	\$ 27.66
Carport / Covered Deck	\$ 19.05
Deck (uncovered)	\$ 13.40
Manufactured/Modular Homes are a flat fee of \$494.00 . There is a 50% application fee of \$247.00 due upon submittal, which is applied to the total fees when the permit is issued.	

Here is an example: The proposed building is 1200 square feet with a second story of 400 square feet, a garage of 500 square feet, and a 160 square foot deck. **(Using 10% increase)**

Valuation Calculation	Cost per Sq. Ft.	Valuation
Residence	1600 x \$ 76.65 =	\$ 122,640.00
Garage	500 x \$ 27.66 =	\$ 13,830.00
Deck (uncovered)	160 x \$ 13.40 =	\$ 2,144.00
	Total Valuation	\$ 138,614.00
Refer to the valuation table. For the range \$138,001.00 to \$139,000.00, the permit fee is \$1212.15 and the plan review fee is \$787.90 .		

- For projects with valuations that exceed \$229,000.00 please refer to the 1997 UBC Code Table 1-A.
- For plumbing and mechanical fees, please refer to the attached tables.
- For additional fee information on projects not listed above, please contact the Mason County Department of Community Development at (360) 427-9670 ext. 352.

TABLE 1

**Mason County Building Permit Fees
And Valuation Criteria**

EFFECTIVE DATE: January 1, 2008

RESIDENTIAL PERMITS

FEE

*New construction, Additions, Basements:	\$ 76.65
*Remodels greater than 50%:	\$ 76.65
*Remodels less than 50%:	\$ 37.70
*Basement (Semi-finished/Unfinished)	\$ 37.70

MANUFACTURED HOUSING

*Manufactured Homes:	\$494.00
*MH Title Elimination:	\$ 31.50
*MH Runners/Tiedowns:	\$141.50
*Modular Home:	\$635.00

MISCELLANEOUS

*Garages:	\$ 27.66 sq. ft.
*Storage Buildings:	\$ 27.66 sq. ft.
*Green Houses:	\$ 27.66 sq. ft.
*Agricultural Buildings:	\$ 27.66 sq. ft.
*Covered Decks/Carport:	\$ 19.05 sq. ft.
*Fences:	\$ 10.50 sq. ft.
*Tanks/Tank Removal (Res.only):	\$110.00 Flat Fee

SHORELINE RELATED PERMITS

*Bulkheads:	\$ 21.00 sq. ft.
*Boat ramps:	\$ 13.40 sq. ft.
*Docks, Piers, Floats:	\$ 13.40 sq. ft.
*Stairs and Landings:	\$ 13.40 sq. ft.
*Pilings:	\$1,622.75 Per Piling

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

*Foundation Only:	\$141.50 Flat Fee
*Retaining Walls:	\$ 20.20 sq. ft.
*Re-inspect Fee:	\$ 68.00
*Decks:	\$ 13.40 sq. ft.
*Demolition Fee:	\$ 110.00
*Site Inspection/Investigation	\$ 68.00
*Addressing Fee:	\$ 162.00
*Final Inspection/Expired permit:	\$ 68.00
*Site plan Revisions:	\$ 68.00
*Roofing Only (Residential):	\$ 110.00
*Roofing Only (Res. Accessory):	\$ 68.00
*Bldg. Inspections/Adj. Counties:	\$ 134.00 + Mileage
*Appeals of Administrative Decisions	\$ 530.00
*Large scale copies (plans):	\$ 4.20 Per Page
*Land Use Prosecutor/Deputy Prosecutor Research and/or Consultation fee:	\$ 90.00/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 **\$132.00** will be assessed for projects valued under \$1700.00 or at the discretion of the Building Official and/or Community Development Director.

STOCK PLAN FEES

*A full plan review fee based upon square footage, occupancy, and use of the building, will be collected when the initial 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 **\$132.00**. The reduced plan check fee will cover review of site specific conditions and 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, and dated January 1, 2007. A minimum fee of **\$132.00** 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 **\$68.00** 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 **\$68.00** per hour, with a ½ 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 codes adopted at time of submittal.

COMMERCIAL STRUCTURES & IMPROVEMENTS

- 1.) Building Valuation Data, published by the International Code Council (ICC).
- 2.) Contractor/Engineer Estimate if not specified in the published Building Valuation Data.
- 3.) Misc. Tank installation/removal permit fees will be based upon the above criteria or will be a minimum fee base of **\$157.50**, whichever is greater. Additionally IFC and IBC 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 **\$157.50**, whichever is greater. Additionally IFC and IBC plan review fees may apply.
- 5.) Tenant Review Applications \$132.00
Additionally, IFC and IBC plan review fees may apply
- 6.) Commercial Coach **\$494.00**, plus written contractor bid if Coach or Modular is altered. A separate plan review fee and building permit fee will be charged for additional structures, such as landings, etc.
- 7.) Modular office placed on permanent foundation systems **\$635.00**.

***PLUMBING FEES**

Base and fixture fees, Table 1-B

***MECHANICAL FEES**

Base and unit fees, Table 1-C

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

LAND MODIFICATION

*Fees assessed pursuant to Table A-33-A and A-33-B of the 1997 UBC or code in effect at the time of submittal. Additional fees may apply for review.

UNIFORM FIRE CODE/ASSOCIATED FEES

*Plan review fees for fire code compliance of building plan reviews, shall be established at 50% of the IBC plan review fee.

*Automatic Fire Alarms: Fees to be assessed based upon submitted contractor bid and the adopted fee schedule as depicted in Table 1. Exception: The permit fee will be a minimum fee base of **\$157.50**. Plan review fees will be calculated at 65% of permit fee.

*Fixed Fire Suppression: Fees to be assessed based upon submitted contractor bid and the adopted fee schedule as depicted in Table 1. Exception: The permit fee will be a minimum fee base of **\$157.50**. Plan review fees will be calculated at 65% of permit fee.

*Automatic Sprinkler: Fees to be assessed per Building Standards valuation data or upon submitted contractor bid at the discretion of the Fire Marshal. Exception: The permit fee will be a minimum fee base of **\$157.50**. Plan review fees will be calculated at 65% of permit fee.

Fire Apparatus Road Review: \$68.00 per site
Burn Permit: \$150.00 per site

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: **\$250.00** minimum permit fee and min. ½ 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.

TABLE 1-B

**Plumbing Permit Fees
EFFECTIVE: JANUARY 1, 2008**

	FEE
Permit Issuance	
1. For issuing each permit.....	\$23.10
2. For issuing each supplemental permit.....	\$11.60
Unit Fee Schedule (In addition to items 1 and 2 above)	
1. For each plumbing fixture on one trap or a set of fixtures on one trap (including water, Drainage piping and backflow protection therefor).....	\$ 8.10
2. For each building sewer and each trailer pack sewer.....	\$17.30
3. Rainwater systems – per drain (inside building).....	\$ 8.10
4. For each cesspool (where permitted).....	\$28.85
5. For each private sewage disposal system.....	\$46.20
6. For each water heater and or vent.....	\$ 8.10
7. For each gas-piping system of one to five outlets.....	\$ 5.75
8. For each additional gas piping system outlet, per outlet.....	\$ 1.15
9. For each industrial waste pretreatment interceptor including its trap and vent, Except kitchen-type grease interceptors functioning as fixture traps.....	\$ 8.10
10. For each installation, alteration or repair of water piping and/or water treating Equipment, each.....	\$ 8.10
11. For each repair or alteration of drainage or vent piping, each fixture.....	\$ 8.10
12. For each lawn sprinkler system on any one meter including backflow protection Devices therefor.....	\$ 8.10
13. For atmospheric-type vacuum breakers not included in item 12:	
1 to 5.....	\$ 5.75
over 5, each.....	\$ 1.15
14. For each backflow protective device other than atmospheric type vacuum breakers:	
2 inch (51 mm) diameter and smaller.....	\$ 8.10
over 2 inch (51 mm) diameter.....	\$17.30
15. For each gray water system.....	\$46.20
16. For initial installation and testing for a reclaimed water system.....	\$68.00
17. For each annual cross-connection testing of a reclaimed water system (including Initial test).....	\$68.00
18. For each medical gas piping system serving one to five inlets(s)/outlet(s) for a Specific gas.....	\$57.75
19. For each additional medical gas inlet(s)/outlet(s).....	\$ 5.75
Other Inspections and Fees	
1. Inspections outside of normal business hours.....	\$102.00
2. Reinspection fee.....	\$68.00
3. Inspections for which no fee is specifically indicated.....	\$68.00*
4. Additional plan review required by changes, additions or revisions to approved Plans (minimum charge – one half hour).....	\$68.00*

*Per hour for each hour worked or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of all the employees involved.

**TABLE 1-C
Mechanical Permit Fees**

EFFECTIVE: JANUARY 1, 2008

	FEE
Permit Issuance and Heaters	
1. For the issuance of each mechanical permit.....	\$26.60
2. For issuing each supplemental permit for which the original permit has not expired, been canceled or finaled.....	\$8.40
Unit Fee Schedule	
1. Furnaces	
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100 Btu/h (29.3 kW).....	\$17.10
For the installation or relocation of each floor furnace, including vent.....	\$17.10
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater.....	\$17.10
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and Vents attached to such appliance.....	\$21.00
Appliance Vents	
For the installation, relocation or replacement of each appliance vent installed and not included in an Appliance permit.....	\$ 8.40
2. Repairs or Additions	
For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, Absorption unit or each heating, cooling absorption or evaporative cooling system, including installation of Controls regulation by the Mechanical Code.....	\$15.75
3. Boilers, Compressors and Absorption Systems (Incl. Heat Pump)	
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), Or each absorption system to and including 100,000 Btu/h(29.3kW).....	\$17.00
For the installation or relocation of each boiler or compressor over three horsepower (10.6kW) to And including 15 horsepower (52.7kW), or each absorption system over 100,000 Btu/h (29.3 kW) to And including 500,000 Btu/h (146.6kW).....	\$31.35
For the installation or relocation of each boiler or compressor over 30 horsepower (52.7 kW) to and Including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and Including 1,000,000 Btu/h (293.1 kW).....	\$43.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and Including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to And including 1,750,000 Btu/h (512.9 kW).....	\$64.00
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW) or each Absorption system over 1,750,000 Btu/h (512.9 kW).....	\$107.10
4. Air Handlers	
For each air-handling unit to and including 10,000 cubic fee per minute (cfm) (4719L/s), including Ducts attached thereto.....	\$12.35
Note: This fee doe not apply to an air-handling unit which is a portion of a factory-assembled appliance, Cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.	
For each air-handling unit over 10,000 cfm (4719L/s).....	\$20.90
Miscellaneous.....	\$12.35
6. Ventilation and Exhaust	
For each ventilation fan connected to a single duct.....	\$ 8.40
For each ventilation system which is not a portion of any heating or air-conditioning system Authorized by a permit.....	\$12.35
For the installation of each hood which is served by mechanical exhaust, including the ducts for Each hood.....	\$12.35
7. Incinerator	
For the installation or relocation of each domestic-type incinerator.....	\$21.00
For the installation or relocation of each commercial or industrial-type incinerator.....	\$16.80
8. Miscellaneous	
For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other Appliance categories, or for which no other fee is listed in the table.....	\$12.35
Other Inspections and Fee:	
Inspections outside of normal business hours, per hour (minimum charge two hours).....	\$68.00
Re-inspection Fee.....	\$68.00
Inspections for which no fee is specifically indicated, per hour (minimum charge one-half hour).....	\$68.00
Additional plan review required by changes, additions or revisions to plans or to plans for which an Initial review has been completed (minimum charge-one-half hour).....	\$68.00
Liquid propane tank, above ground tank, below ground fuel storage tank.....	\$68.00
Solid Fuel Burning Equipment: Wood, Pellett, LP and fireplace, barbeque appliances.....	\$68.00

**Section 1.10.020
Mason County Development Fee Ordinance**

EFFECTIVE: January 1, 2008

PLANNING PROGRAM PERMITS FEES

TYPE OF PERMIT	FEE
SHORELINE PERMITS:	
Substantial Development Permit:	
\$10,000 or Less	\$705
\$10,001 to \$50,000	\$945
\$50,001 to \$200,000	\$1,420
Over \$200,000	\$1,770
Conditional Use and/or Variance/SDP:	
\$10,000 or Less	\$825
\$10,001 to \$50,000	\$1,060
\$50,001 to \$200,000	\$1,770
Over \$200,000	\$2,360
Shoreline Exemption:	
Single Family*	\$240
Other	\$475
Shoreline Permit Revision	\$355
Shoreline Appeals of Admin. Decision	\$530
 LAND SEGREGATIONS:	
Boundary Line Adjustments	\$265 + 35 per line
Easement Removal	\$200
Declaration of Parcel Combination	\$120
Short Subdivisions	\$1,655 + 60 Per Lot
Large Lot Subdivisions (Administrative)	\$1,765 + 60 Per Lot
Large Lot Subdivisions (Hearing)	\$2,360 + 60 Per Lot
Preliminary Plat – Subdivision	\$2,360 + 60 Per Lot
Final Plat – Subdivision	\$1,180 + 60 Per Lot
 ENVIRONMENTAL REVIEW/SEPA:	
SEPA – Checklist	
Single Family*	\$360
Non-Single Family	
0 to 9.99 Acres	\$590
10 to 20 Acres	\$705
Over 20 Acres	\$885
SEPA - EIS (DS)	\$2,360 + 65 Per hr

TYPE OF PERMIT (Cont.)	FEE
MOBILE HOME PARK AND RV PARK	
Small Mobile Home Park	\$825 + 60 Per Space
Mobile Home Park	\$1,655 + 60 Per Space
Recreational Vehicle Park	\$1,655 + 60 Per Space
CRITICAL AREAS ORDINANCE :	
Critical Areas Ordinance – Variance	\$1,420
CAO – Reasonable Use	\$1,420
Mason Environmental Permit	\$590
Mason Conditional Environmental Permit	\$1,420
Mason Environmental Permit	\$355
Processed with another permit	
Geotechnical Assessment/Report Reviews	#
Wetland Delineation Reviews	\$130
Habitat Management Plan Reviews	\$415
Geotechnical Assessment/Report (per hr)	#
Wetland Delineation (per hour)	\$65
Restoration Plan Review	\$415
OTHER PERMITS OR ACTIONS:	
Comprehensive Plan Amendment or re- zone of property	\$1,785
Dev. Regs. – Special Use Permit	\$1,060
Dev. Regs. – Variance	\$1,060
Dev. Regs – Administrative Variance	\$105
Pre-Consultation	\$180 + 65/Hr
Appeals of Administrative Decisions	\$530
Hazardous Waste Siting Permit	\$2,360
Administrative determination letter	\$180
Technical Assistance Fee (per hour)	\$65
Site Inspection	\$240
Stormwater, road, other engineering reviews	#
Legal assistance fee	\$80/hr
Water System Reviews	\$125
Forest Practice Reviews (with no SEPA)	\$350
Forest Practice Reviews (SEPA additional)	\$240
TYPE OF PERMIT (Cont.)	FEE

Pre- application	\$240
Residential Building Permit Review	\$190
Commercial Building Permit Review	\$310
<i>(Excluding sign permit review)</i>	
Building Permit Revision Review	\$60
Moratorium Waiver	\$1,180
Moratorium Removal	\$2,360

Hearing Examiner Fees:

Examiner Hearings (permits and appeals)	\$1,875
Examiner Hearings (easement removals)	\$275
Examiner Hearings (Accessory Dwelling Unit)	\$625
Examiner Hearings (enforcement cases)	COST

NOTES: *Not including subdivisions

Per hour rate as charged by the Mason County Public Works Department or for the Professional Engineer retained by the Department of Community Development.

All fees are due on application for a complete application or on request for the service, except that hourly fees, shall be due within 30 days of billing or prior to issuance of a permit, whichever is earlier.