



MASON COUNTY DEPARTMENT OF COMMUNITY SERVICES

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BUILDING PERMIT FEE INFORMATION EFFECTIVE: January 1, 2009

VALUATION BASED FEES:

Building permits and plan review fees are to be based upon the building valuation. Mason County will utilize the International Code Council's "Building Valuation Data" as published in the August edition of the Building Safety Journal. The square footage valuations from this table will be implemented on the first day of September following publication and remain in force through August of the following year (updated annually). For occupancies or structure types not addressed by the building valuation table please refer to Table 1. The building permit fee is based on Table 1 (as shown below) and the plan review fee is calculated at 65% of the building permit fee. The plan check fee will be collected when the building plans and applications are submitted. In addition, all other review fees and addressing fee, if applicable, will be collected at submittal. The building permit fee, and other associated fees, will be collected when the permit is issued.

Table 1– Building Permit Fees

Total Valuation	Fee
\$1.00 to \$500.00	\$141.00 minimum*
\$501.00 to \$2,000.00	\$141.00 minimum*
\$2,001.00 to \$25,000.00	\$141.00 minimum* or \$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00. Whichever is greater.
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000
\$100,000.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional
\$500,001 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional
\$1,000,000 and up	\$5,605.78 for the first \$1,000,000.00 plus \$3.15 for each additional

*Permit fees shall be as set forth in Table 1. A minimum fee of \$141.00 will be assessed or adjusted fee (based upon departmental cost considerations) assigned at the discretion of the Building Official and/or Community Development Director.

- For plumbing and mechanical fees, please refer to the attached tables 1-B and 1-C.
- For Land Modification permit fees see table 1-D
- Planning fees are per "Planning Program Permit Fees" documents
- For additional fee information please contact the Mason County Community Services at (360) 427-9670 ext. 352.
- For plumbing and mechanical fees, please refer to the attached tables 1-B and 1-C.
- For Land Modification permit fees see table 1-D
- Planning fees are per "Planning Program Permit Fees" documents

Table 1-A
PERMIT FEES AND VALUATIONS
EFFECTIVE JANUARY 1, 2009

Mason County Ordinance #123-08 adopted 11-18-2008

Residential (and accessory) building valuations

- 1) New construction, and remodels greater than 50%, of "R" occupancies (including finished basements and additions) are valued per the most current August version of the (ICC) International Code Council's Building Valuation Data for the specified occupancy.
- 2) Private garages, storage buildings, green houses and similar structures shall be valued as Utility, Miscellaneous
- 3) Remodels less than 50% shall be valued at 50% of the table value from the ICC Building Valuation Data for the occupancy specified

NOTE: all footnotes of Building Valuation Data as published by ICC shall apply

MISCELLANEOUS VALUATIONS

*Covered Decks/Carport:	per sq. ft	\$20.38
*Fences:	per sq. ft	\$11.24
*Decks:	per sq. ft	\$14.34
*Retaining Walls:	per sq. ft	\$21.61

MISCELLANEOUS VALUATIONS (Shoreline Related)

*Bulkheads:	Per WAC173-27-040 (2)(a) the valuation for these projects must be at cost, or fair market value, whichever is higher. A written contractor's bid or engineer's estimate of cost must be submitted at application
*Boat ramps:	
*Docks, Piers, Floats:	
*Stairs and Landings:	
*Pilings:	

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

MANUFACTURED HOUSING

		FEES
*Manufactured Homes: (see below if perimeter "concrete" foundation system)	flat fee	\$528.50
*Modular Home or (Manufactured Home with perimeter concrete foundation)	flat fee	\$679.50
*MH Title Elimination:	flat fee	\$33.50
*MH Runners/Tiedowns:	flat fee	\$151.50

Miscellaneous

*Foundation Only: (SEE POLICY FOR IMPORTANT DETAILS)	flat fee	\$151.50
*Window replacement in existing openings (SEE POLICY FOR IMPORTANT DETAILS)	flat fee	\$117.50
*Roofing Only (Residential):	flat fee	\$117.50
*Demolition Fee:	flat fee	\$117.50
*Below ground tank removal/abandonment:	flat fee	\$73.00
*Site Inspection/Investigation:	per trip	\$73.00
*Final Inspection/Expired permit:	per trip	\$73.00
*Plan Review Revisions:	per hour	\$73.00
*Re-inspect Fee:	per trip	\$73.00
*Geotechnical/Stormwater Review (for related building structural issues)	per 1/2 hr.	\$36.50
*Addressing Fee:	flat fee	\$173.50
*Bldg. Inspections/Adj. Counties:	base fee plus mileage	\$143.50
*Appeals of Administrative Decisions	flat fee	\$567.00
*Large scale copies (plans):	per page	\$4.50
*Land Use Prosecutor/Deputy Prosecutor Research and/or Consultation fee:	per hour	actual cost to department

*Structures or work requiring permits for which no fee is specifically indicated: **signs, pools, etc.**, will be valued utilizing submitted written contractor's bid or engineer's cost information, or closest related item for which a fee is determined. A minimum permit fee of **\$141.00** will be assessed, or adjusted fee assigned at the discretion of the Building Official and/or Community Development Director.

PLUMBING FEES

*Base and fixture fees, Table 1-B

MECHANICAL FEES

*Base and unit fees, Table 1-C

PERMIT FEES/PLAN REVIEW

*Permit fees shall be as set forth in Table 1. A minimum fee of **\$141.00** will be assessed, or adjusted fee assigned at the discretion of the Building Official and/or Community Development Director. Plan review fees, where not otherwise provided for or indicated, shall be established at 65% of the building permit fee or a rate of **\$73.00** per hour with a one-hour minimum charge.

VIOLATION/STOP WORK ORDER PENALTIES AND FINES

*Shall be assessed pursuant to Title 14, Title 15, and codes adopted at time of submittal.

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 along with a 1 hour charge for the initial stock plan set-up. The plan review fee for the subsequent submittals is the greater of 20% of the building permit fee, or 1 hour charged at the current rate. 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 issues, 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.

Commercial Structures & Improvements, Permit and Plan Review Fees

VALUATION

- 1) New construction, and remodels greater than 50%, of all occupancies are valued per the most current August version of the International Code Council's Building Valuation Data for the specified occupancy
- 2.) Written Contractor's Bid or Engineer's Estimate of cost if not specified in the published Building Valuation Data.
- 3.) Remodels less than 50%, permit and plan review fees shall be based upon 50% of the valuation for the occupancy group listed in the Building Valuation Data as published by the ICC

PERMIT FEES/PLAN REVIEW

*Permit fees shall be as set forth in Table 1. A minimum fee of **\$141.00** will be assessed, or adjusted fee assigned at the discretion of the Building Official and/or Community Development Director. Plan review fees, where not otherwise provided for or indicated, shall be established at 65% of the building permit fee or a rate of **\$73.00** 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 **\$73.00** per hour, with a ½ hour minimum and shall be paid at the time the permit is issued.

* Tank installation, or removal, permit fees will be valued per criteria of #2 above, or will be a minimum fee base of **\$168.50**, whichever is greater. Additionally IFC and IBC plan check fees may apply.

*Re-roof permit fees for commercial structures will be based upon the above criteria or will be a minimum fee base of **\$168.50**, whichever is greater. Additionally IFC and IBC plan review fees may apply.

* Change in Tenant Applications **\$141.00** Additionally IFC and IBC plan review fees may apply

* Commercial Coach **\$528.50**. A separate plan review fee and building permit fee will be charged for additional structures, such as landings, ramps, etc.

* Modular structure placed on permanent foundation systems **\$679.50**. A separate plan review fee and building permit fee will be charged for additional structures, such as landings, ramps, etc.

PLUMBING FEES

*Base and fixture fees, Table 1-B

MECHANICAL FEES

*Base and unit fees, Table 1-C

LAND MODIFICATION

*Fees per Table 1-D Additional Review/Inspection fees may apply.

INTERNATIONAL 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 or a rate of **\$73.00** per hour with a one hour minimum (whichever is greater).

*Fire related reviews and site visits for large lot short plat/subdivisions are based on the hourly rate of **\$73.00** per hour with a one hour minimum charge.

*Fire related plan review and inspection fees where not otherwise provided for, or indicated, shall be at a rate of **\$73.00** per hour with a one hour minimum charge

*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 **\$168.50**. 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 **\$168.50**. 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 **\$168.50**. Plan review fees will be calculated at 65% of permit fee.

Fire Apparatus Road Review: **\$73.00** per site

Burn Permit: **\$160.50** per site

Fireworks related fees-Local permit and license fees (limits pursuant to RCW70.77.555).

*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.

TABLE 1-B

**Residential Plumbing Permit Fees
EFFECTIVE: JANUARY 1, 2009**

Permit Issuance

	<u>FEE</u>
Base Fee for issuing each permit	\$24.70
Base Fee for issuing each supplemental permit	\$12.40

Unit Fee Schedule (In addition to items 1 and 2 above)

For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and associated backflow protection)	\$8.70
For each building sewer and each trailer pack sewer	\$18.50
Rainwater systems – per drain (inside building)	\$8.70
For each cesspool (where permitted)	\$30.90
For each private sewage disposal system	\$49.40
For each water heater and or vent	\$8.70
For each gas-piping system of one to five outlets	\$6.20
For each additional gas piping system outlet, per outlet	\$1.20
For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$8.70
For each installation, alteration or repair of water piping and/or water treating equipment, each	\$8.70
For each repair or alteration of drainage or vent piping, each fixture	\$8.70
For each lawn sprinkler system on any one meter including associated backflow protection devices	\$8.70
For atmospheric-type vacuum breakers not included in item 12:	
1 to 5	\$6.20
over 5, each	\$1.20
For each backflow protective device other than atmospheric type vacuum breakers:	
2 inch (51 mm) diameter and smaller	\$8.70
over 2 inch (51 mm) diameter	\$18.50
For each gray water system	\$49.40
For initial installation and testing for a reclaimed water system	\$73.00
For each annual cross-connection testing of a reclaimed water system (including Initial test)	\$73.00
For each medical gas piping system serving one to five inlets(s)/outlet(s) for a specific gas	\$61.80
For each additional medical gas inlet(s)/outlet(s)	\$6.20

Other Inspections and Fees

Inspections outside of normal business hours*	\$109.10
Reinspection fee	\$73.00
Inspections for which no fee is specifically indicated*	\$73.00
Additional plan review for changes, additions or revisions to approved plans (1/2 hour minimum)*	\$73.00

*Per hour based on hours worked or 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, 2009**

Permit Issuance

For the issuance of each mechanical permit	\$28.50
For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$9.00

Unit Fee Schedule

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)	\$18.30
For the installation or relocation of each floor furnace, including vent	\$18.30
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$18.30
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance	\$22.50

Appliance Vents

For the installation, relocation or replacement of each appliance vent installed and not included in another permit	\$9.00
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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 regulated by the Mechanical Code	\$16.90
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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)	\$18.20
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)	\$33.50
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)	\$46.00
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)	\$68.50
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)	\$114.60

Air Handlers

For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719L/s), including attached ducts.	\$13.20
<i>Note:</i> This fee does 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)	\$22.40
Miscellaneous	\$13.20

Ventilation and Exhaust

For each ventilation fan connected to a single duct	\$9.00
For each ventilation system which is not a portion of any other permitted heating or air-conditioning system	\$13.20
For the installation of each hood which is served by mechanical exhaust, including the ducts for each hood	\$13.20

Incinerator

For the installation or relocation of each domestic-type incinerator	\$22.50
For the installation or relocation of each commercial or industrial-type incinerator	\$18.00

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	\$13.20
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Other Inspections and Fee:

Inspections outside of normal business hours, per hour (minimum charge two hours)	\$73.00
Re-inspection Fee	\$73.00
Inspections for which no fee is specifically indicated, per hour (minimum charge one-half hour)	\$73.00
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)	\$73.00
Liquid propane tank, above ground tank, below ground fuel storage tank (Residential Only) *commercial per Table 1-A	\$73.00
Solid Fuel Burning Equipment: Wood, Pellet, LP and fireplace, barbeque appliances	\$73.00