



MEMORANDUM

To: Kurt Triplett, City Manager

From: Tom Jensen, Plan Review Supervisor
Kevin Nalder, Director of Fire and Building

Date: January 6, 2011

Subject: Sign and Plumbing Permit Fee Update

RECOMMENDATION

Council adopts an Ordinance amending and simplifying sign and plumbing permit fees.

BACKGROUND DISCUSSION

During the recent configuration of the new EnerGov permit tracking program, staff realized it would be advantageous to simplify two of our more complex permit fee schedules. The intent of the revisions is to simplify and not increase fees with the exception of residential, alteration plumbing permits.

The current sign permit fee schedule places signs into four categories. The new fee schedule reduces the number of categories to two since that is all that is needed to determine the cost of doing the inspection. It also assigns a flat fee instead of a fee based on valuation because the cost of plan review and inspection do not change significantly with the valuation of the sign. Fee revenue from 2009 was used to determine the new flat fee so we do not expect to see an overall increase or decrease in sign permit fees. To further simplify, the plan review fee has been combined with the permit fee because all signs require a similar plan review.

Currently our plumbing permit fee schedule for other than new single family residences is based on a tedious fee per fixture approach which involves accounting for every plumbing related fixture in a project. Changing the determination of plumbing permit fees for multi-family, mixed-use and non-residential projects to be based on the value of the plumbing work would bring alignment with the other building related permits and simplify the process for both the applicant and the City. In this case the cost of inspections and plan review do increase with the valuation of the work. Similar to the current mechanical fee schedule, plumbing permit fees for residential remodels would still be based on a per fixture basis but the minimum fee per fixture would increase from \$9.50 to \$20 per fixture with a minimum fee of \$40 (currently \$29) and a maximum fee of \$240 (currently no limit). This should result in an increase in revenue but it is not expected to be significant.

This issue was discussed at the September 27, 2010 Economic Development Committee where staff was directed to take a look at permit fees that do not recover the cost of the service provided. The residential, alteration plumbing fees still do not recover the full cost and will be reviewed again in a more comprehensive permit fee study later this year. Both of the proposed fee schedules are similar to or lower than our neighboring cities.

ORDINANCE 4289

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO AMENDING CHAPTER 21.74 OF THE KIRKLAND MUNICIPAL CODE RELATED TO DEVELOPMENT FEES.

The City Council of the City of Kirkland do ordain as follows:

Section 1. Kirkland Municipal Code Subsection 21.74.030(c)(7) is hereby amended to read as follows:

(7) Fees for Sign Permits. Table 4 is used to calculate fees for sign permits. The plan review fee is due at submittal and the inspection fee is due at issuance.

Table 4—Sign Permits

Type of Sign	Fee*
Plan Review	
Nonilluminated signs (each sign)	Table 3—minimum fee \$40.00
Illuminated signs (each sign)	Table 3—minimum fee \$79.00
Inspection Fees	
Marquee or building-mounted sign (each sign)	Table 3—minimum fee \$40.00 \$195
Freestanding or pole-mounted sign (each sign)	Table 3—minimum fee \$65.00 \$145

*Includes Plan Review

Section 2. Subsection 21.74.030(f) of the Kirkland Municipal Code is amended to read as follows:

(f) Plumbing Permits.
 (1) Scope. The fees established here apply to the installation, relocation, addition, or repair of plumbing work that requires a permit.
 (2) Fixtures. For the purposes of this chapter, “fixture” means and includes any appliance which connects to water, drain, or vent.
 (3) ~~Fee Schedule. Table 10 is used to calculate plumbing fees. The plan review fees are due at issuance and are in addition to the inspection fee.~~

Table 10—Plumbing Inspection Fees

	Fee	Due At
Permit issuance fee	\$5.00	Issuance
Minimum permit fee	\$29.00	Issuance

Each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection therefor)	\$9.50	Issuance
Rainwater systems—per drain (inside building)	\$9.50	Issuance
For each water heater and/or vent	\$9.50	Issuance
For each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	\$9.50	Issuance
For each installation, alteration or repair of water piping and/or water treating equipment, each	\$9.50	Issuance
For each repair or alteration of drainage or vent piping, each fixture	\$9.50	Issuance
For each lawn sprinkler system on any one meter including backflow protection devices therefor	\$9.50	Issuance
For each backflow preventer not included in above item:		
2-inch diameter and smaller	\$9.50	
over 2-inch diameter	\$19.00	Issuance
For repiping domestic water lines within existing structures:		
Single-family	\$20.00	Issuance
Multifamily Two-family	\$20.00/unit	
For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas	\$85.00	Issuance
For each additional medical gas inlet(s)/outlet(s)	\$5.00	Issuance

(3) Fee Schedule. Table 10 Section I is used to calculate the fees for One- and Two-Family Dwelling plumbing permits. Table 10 Section II is used to calculate the fees for non-residential, mixed-use and multi-family plumbing permits. Valuation is determined based on the prevailing fair market value of the materials, labor, and equipment needed to complete the work. The inspection fee is due at issuance.

Table 10 Section I—Plumbing Permit Fees—One- and Two-Family Dwellings

Plumbing Fees For New One- and Two-Family Dwellings:

8% of the building permit fee

Plumbing Fees for Alterations/Additions

- Each new or moved plumbing fixture: \$20.00

<ul style="list-style-type: none"> • For re-piping domestic water lines within existing structures: \$20.00 per dwelling unit • Minimum Permit Fee \$40.00, maximum Permit Fee \$240.00 	
Other Fees:	
Additional plan review required by changes, additions or revisions to plans for which an initial review has been completed	\$79.00 per hour (minimum charge 1/2 hour)
Reinspection fees assessed under provisions of Section 21.74.030(b)	\$79.00 (per inspection)
Inspection for which no fee is specifically indicated	\$79.00 per hour (minimum charge 1/2 hour)
Inspections outside of normal business hours	\$118.50 per hour (minimum charge two hours)

Table 10 Section II –Plumbing Permit Fees – Non-residential, Mixed-use and Multi-family

Total Valuation	Fee
Up to \$1,000	\$40.00
\$1,001 to \$100,000	\$40.00 for the first \$1,000 plus \$6.72 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 and above	\$705.28 for the first \$100,000 plus \$5.94 for each additional \$1,000 or fraction thereof

(4) Plan Review Fee. When plans and/or specifications describing the plumbing installation are reviewed by the building official, the fee is sixty-five percent of the fee calculated for the plumbing permit based on such plans and/or specifications. The plan review fee is due at submittal and is in addition to the permit fee.

Section 3. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 4. This ordinance shall be in force and effect on March 7, 2011, after its passage by the the Kirkland City Council and publication pursuant to Section 1.08.017, Kirkland Municipal Code in the summary form attached to the original of this ordinance and by this reference approved by the City Council.

Passed by majority vote of the Kirkland City Council in open meeting this 18th day of January, 2011.

Signed in authentication thereof this 18th day of January, 2011.

MAYOR

Attest:

City Clerk

Approved as to Form:

City Attorney

PUBLICATION SUMMARY
OF ORDINANCE NO. 4289

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO AMENDING CHAPTER 21.74 OF THE KIRKLAND MUNICIPAL CODE RELATED TO DEVELOPMENT FEES.

SECTION 1. Amends Kirkland Municipal Code Subsection 21.74.020(c)(7) related to fees for sign permits.

SECTION 2. Amends Kirkland Municipal Code Subsection 21.74.030(f) relating to fees for plumbing permits.

SECTION 3. Provides a severability clause for the ordinance.

SECTION 4. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as March 7, 2011, after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 18th day of January, 2011.

I certify that the foregoing is a summary of Ordinance 4289 approved by the Kirkland City Council for summary publication.

City Clerk