



Building Department Fee Schedules Effective January 1, 2020

The following fee schedules are intended for informational use only and cannot be used as a substitute for the City of Kirkland Municipal Code. To obtain additional information about fees that may apply to your project, please call 425-587-3600 or visit the Building Department between 8 a.m. and 4 p.m., Monday, Tuesday, Thursday, Friday and 10:30 a.m. to 4 p.m. on Wednesdays.

Note: The fees outlined in this document are those assessed by the Building Department only. Additional fees may be assessed by the Fire, Public Works or Planning and Community Development Departments.

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Some Notes About Building Permit Valuation

- At the time of permit application, the estimated project valuation shall be provided, whether indicated by the applicant or as determined by the Building Official, whichever is higher.
- The project valuation is to be the total fair market value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, and any other permanent work or permanent equipment.
- When applicable, the determination of valuation for new construction will be made by the Building Official on the basis of the [Building Valuation Data](#) table as published by the International Code Council and amended by the City of Kirkland. Depending on the extent of alterations and repairs to existing buildings, the City of Kirkland may calculate [project valuation as a percentage](#) as if new construction.
- The project valuation will be used to determine the valuation-based permit and plan review fees.



BUILDING PERMIT FEE SCHEDULE

1. **Building Permit Fee.** See [KMC Table 3](#) to determine the Building Permit Fee. This fee is due at issuance.

KMC Table 3 – Building Permit Fees (based on valuation)	
TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$28.67
\$501.00 to \$2,000.00	\$28.67 for the first \$500.00 <i>plus</i> \$3.72 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$84.47 for the first \$2,000.00 <i>plus</i> \$17.08 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$477.31 for the first \$25,000.00 <i>plus</i> \$12.30 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$784.81 for the first \$50,000.00 <i>plus</i> \$8.53 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,211.31 for the first \$100,000.00 <i>plus</i> \$6.83 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 and up	\$3,943.31 for the first \$500,000.00 <i>plus</i> \$5.79 for each additional \$1,000.00 or fraction thereof

2. **Plan Review Fee.** When plans or other documentation are required to be submitted for review, a plan review fee shall be paid to the City at the time of submittal. The plan review fee shall be an amount equal to **65%** of the Building Permit Fee as set forth above.
3. **Energy Code Compliance Fee.** A fee shall be collected for the costs of plan review and inspections related to the Washington State Energy Code.
- This fee is **\$86.00 plus \$0.01** per square foot of heated, cooled, or artificially illuminated space, and is due at permit issuance.
4. **State Building Code Council Surcharge (SBCC Fee).** This fee is collected for the State and is due at issuance. (Last updated July 1, 2018)
- The SBCC fee is **\$25.00** for each commercial building permit.
 - The SBCC fee for each residential building permit is **\$6.50** for the first unit *plus* **\$2.00** for each additional unit.
5. **MyBuildingPermit.com Surcharge.** A surcharge of **3.5%** of all plan review and permit fees is collected at issuance.
6. **Miscellaneous Inspection and Other Fees.** See breakdown of miscellaneous inspection and other fees identified below.



DEMOLITION PERMIT FEE SCHEDULE

1. **Demolition Permit Fee.** See [KMC Table 3](#) (above) to determine the Demolition Permit fee for each building to be demolished. This fee is to be paid at issuance.
2. **Plan Review Fee.** When plans or other documentation are required to be submitted for review, a plan review deposit shall be paid to the City at the time of submittal. The plan review fee shall be an amount equal to **65%** of the Demolition Permit fee as set forth above.
3. **State Building Code Council Surcharge (SBCC Fee).** This fee of **\$6.50** (for a residential building) or **\$25.00** (for a commercial building) is due at issuance.
4. **MyBuildingPermit.com Surcharge.** A surcharge of **3.5%** of all plan review and permit fees is collected at issuance.
5. **Miscellaneous Inspection and Other Fees.** See breakdown of miscellaneous inspection and other fees identified below.

SIGN PERMIT FEE SCHEDULE

1. **Sign Permit and Plan Review Fee.** The permit and plan review fee depends on the type of sign, and is due at submittal.
 - Marquee or building-mounted sign: **\$168.00** per sign
 - Freestanding or pole-mounted sign: **\$224.00** per sign
2. **MyBuildingPermit.com Surcharge.** A surcharge of **3.5%** of all plan review and permit fees is collected at issuance.
3. **Miscellaneous Inspection and Other Fees.** See breakdown of miscellaneous inspection and other fees identified below.
4. **Electrical Fee** to run a new circuit to an illuminated sign, is **\$75.00**, due at issuance.



CLEARING AND GRADING (LSM) PERMIT FEE SCHEDULE

1. **Plan Review Fee.** See [KMC Table 11](#) to determine the Plan Review fee due at submittal.
2. **Grading Permit Fee.** See [KMC Table 12](#) to determine the Grading Permit Fee due at issuance.
3. **MyBuildingPermit.com Surcharge.** A surcharge of **3.5%** of all plan review and permit fees is collected at issuance.
4. **Miscellaneous Inspection and Other Fees.** See breakdown of miscellaneous inspection and other fees identified below.

KMC Table 11 — Grading Intake Plan Review Fees (based on volume)	
TOTAL VOLUME	FEE
1,000 cubic yards or less	\$90.78
1,001 to 10,000 cubic yards	\$181.56
10,001 to 100,000 cubic yards	\$181.56 for the first 10,000 cubic yards, <i>plus</i> \$28.16 for each additional 10,000 cubic yards or fraction thereof.
100,001 to 200,000 cubic yards	\$435.00 for the first 100,000 cubic yards, <i>plus</i> \$15.24 for each additional 10,000 cubic yards or fraction thereof.
200,001 cubic yards or more	\$587.40 for the first 200,000 cubic yards, <i>plus</i> \$8.33 for each additional 10,000 cubic yards or fraction thereof.

KMC Table 12 — Grading Permit Fees (based on volume)	
TOTAL VOLUME	FEE
50 cubic yards or less	\$45.39
51 to 100 cubic yards	\$90.78
101 to 1000 cubic yards	\$90.78 for the first 100 cubic yards, <i>plus</i> \$20.11 for each additional 100 cubic yards or fraction thereof.
1001 to 10,000 cubic yards	\$271.77 for the first 1000 cubic yards, <i>plus</i> \$16.66 for each additional 1000 cubic yards or fraction thereof.
10,001 to 100,000 cubic yards	\$421.71 for the first 10,000 cubic yards, <i>plus</i> \$75.84 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards or more	\$1,104.27 for the first 100,000 cubic yards, <i>plus</i> \$41.97 for each additional 10,000 cubic yards or fraction thereof.



PLUMBING PERMIT FEE SCHEDULE
(For One and Two-Family Dwellings)

1. **Plumbing Permit Fee.** Plumbing Permit fee shall be paid at the time of issuance.
 - **For new construction:** 8% of the Building Permit fee determined using [KMC Table 3](#).
 - **For remodels/additions:**
 - Each new or moved plumbing fixture: **\$23.00**
 - For re-piping domestic water lines within existing structures: **\$23.00** per dwelling unit
 - Minimum Plumbing Permit Fee: **\$46.00**
 - Maximum Plumbing Permit Fee: **\$276.00**
2. **MyBuildingPermit.com Surcharge.** A surcharge of 3.5% of all plan review and permit fees is collected at issuance.
3. **Miscellaneous Inspection and Other Fees.** See breakdown of miscellaneous inspection and other fees identified below.

PLUMBING PERMIT FEE SCHEDULE
(For Multi-Family, Mixed-Use, and Non-Residential)

1. **Plumbing Permit Fee.** See [KMC Table 10 Section II](#) to determine the Plumbing Permit fee, due at issuance.
2. **Plan Review Fee.** When plans are required to be submitted for review, a plan review fee equal to 65% of the Plumbing Permit fee shall be paid at the time of submittal.
3. **MyBuildingPermit.com Surcharge.** A surcharge of 3.5% of all plan review and permit fees is collected at issuance.
4. **Miscellaneous Inspection and Other Fees.** See breakdown of miscellaneous inspection and other fees identified below.

KMC Table 10 Section II - Plumbing Permit Fees (based on valuation)	
Total Job Valuation	FEE
\$1.00 to \$1,000	\$45.97
\$1,001 to \$100,000	\$45.97 for the first \$1,000 <i>plus</i> \$7.72 per \$1,000 or fraction thereof to and including \$100,000
\$100,001 and up	\$810.25 for the first \$100,000 <i>plus</i> \$6.83 for each additional \$1,000 or fraction thereof.



MECHANICAL PERMIT FEE SCHEDULE
(For One and Two-Family Dwellings)

1. **Mechanical Permit Fee.** Mechanical Permit fee shall be paid at the time of issuance.
 - **For new construction:** 8% of the Building Permit fee determined using [KMC Table 3](#).
 - **For remodels/additions*:**
 - Each new or moved appliance: **\$46.00** (maximum fee: **\$276.00**)**
 - New duct system: **\$46.00**
 - Gas piping only: **\$46.00**
 - Thermostat wiring: **\$23.00*****

*No fee for source-specific exhaust fans **Gas piping included ***Must be installed by a licensed contractor
2. **Plan Review Fee.** When plans are required to be submitted for review, a plan review fee equal to **25%** of the Mechanical Permit fee shall be paid at the time of submittal.
3. **MyBuildingPermit.com Surcharge.** A surcharge of **3.5%** of all plan review and permit fees is collected at issuance.
4. **Miscellaneous Inspection and Other Fees.** See breakdown of miscellaneous inspection and other fees identified below.

MECHANICAL PERMIT FEE SCHEDULE
(For Multi-Family, Mixed-Use, and Non-Residential)

1. **Mechanical Permit Fee.** See [KMC Table 9](#) to determine the Mechanical Permit fee due at issuance.
2. **Plan Review Fee.** When plans are required to be submitted for review, a plan review fee equal to **25%** of the Mechanical Permit fee shall be paid at the time of submittal.
3. **MyBuildingPermit.com Surcharge.** A surcharge of **3.5%** of all plan review and permit fees is collected at issuance.
4. **Miscellaneous Inspection and Other Fees.** See breakdown of miscellaneous inspection and other fees identified below.

KMC Table 9 – Mechanical Permit Fees (based on valuation)	
Total Job Valuation	FEE
\$1.00 to \$1,000	\$54.92
\$1,001 to \$100,000	\$54.92 for the first \$1,000 <i>plus</i> \$19.30 per \$1,000 or fraction thereof to and including \$100,000
\$100,001 and up	\$1,965.62 for the first \$100,000 <i>plus</i> \$17.08 for each additional \$1,000 or fraction thereof.



ELECTRICAL PERMIT FEE SCHEDULE

1. **Electrical Permit Fee.** The Electrical Permit fee shall be paid at the time of issuance.
- **For new one and two-family dwelling construction:** 9.5% of the Building Permit fee determined using [KMC Table 3](#).
 - **For all multi-family, all mixed-use, all non-residential construction and remodels/additions to one and two-family dwellings:** Use [KMC Table 6 Section I](#) or [KMC Table 6 Section II](#) to determine the Electrical Permit fee.
 - **For other miscellaneous electrical applications:** Use [KMC Table 7](#) to determine the Electrical Permit fee.

KMC Table 6 Section I – Electrical Permit Fees (based on valuation)	
Total Valuation	FEE
Up to \$250.00	\$51.72
\$251.00 to \$2,000	\$51.72 for the first \$250.00 <i>plus</i> \$8.60 per \$100.00 or fraction thereof
\$2,001 to \$25,000	\$206.52 for the first \$2,000 <i>plus</i> \$18.97 per \$1,000.00 or fraction thereof
\$25,001 to \$50,000	\$642.88 for the first \$25,000 <i>plus</i> \$17.12 per \$1,000.00 or fraction thereof
\$50,001 to \$100,000	\$1,070.83 for the first \$50,000 <i>plus</i> \$11.60 per \$1,000.00 or fraction thereof
\$100,001 and up	\$1,650.83 for the first \$100,000 <i>plus</i> \$10.00 per \$1,000.00 or fraction thereof

KMC Table 6 Section II – Electrical Permit Fees (based on valuation) For Limited/Low Voltage Electrical for Security, T-Stat, Telephone, and Computer Wiring	
Total Valuation	FEE
Up to \$2,000	\$51.72
\$2,001 to \$25,000	(\$206.52 for the first \$2,000 <i>plus</i> \$18.97 per \$1,000 or fraction thereof) x 25%
\$25,001 to \$50,000	(\$642.83 for the first \$25,000 <i>plus</i> \$17.12 per \$1,000 or fraction thereof) x 25%
\$50,001 to \$100,000	(\$1,070.83 for the first \$50,000 <i>plus</i> \$11.60 per \$1,000 or fraction thereof) x 25%
\$100,001 and up	(\$1,650.83 for the first \$100,00 <i>plus</i> \$10.00 per \$1,000 or fraction thereof) x 25%



KMC Table 7 – Miscellaneous Electrical Permit Fees	
Temporary Power for Construction Sites:	
1 to 200 amp	\$75.00
201 to 400 amp	\$125.00
401 amps or more	Based on total valuation of installation. Calculated according to KMC Table 6 Section I.
Temporary Power for Carnivals: Carnivals include art and street fairs, haunted houses, amusement rides, and similar temporary events.	
Base fee	\$92.00 (for one concession) <i>plus</i> \$23.00 for each additional concession
Maximum fee	\$276.00
Swimming Pools, Hot Tubs, Spas, and Saunas:	
	\$92.00 <i>(Applicants must also get a Building Permit for pool, hot tub, or spa.)</i>
Portable Classrooms and Mobile Home Service:	
	\$92.00
Sign Installations (per circuit):	
	\$75.00 permit fee for electrical hook-ups required on a sign. <i>(Applicant must also get a Sign Permit.)</i>
Roof Mounted Solar Photovoltaic Systems:	
	\$335.00 <i>(Where installed on Detached One- and Two-Family Homes and Townhouses)</i>

- 2. Plan Review Fee.** When plans are required to be submitted for review, a plan review fee equal to **20%** of the Electrical Permit fee shall be paid at the time of submittal.
- 3. MyBuildingPermit.com Surcharge.** A surcharge of **3.5%** of all plan review and permit fees is collected at issuance.
- 4. Miscellaneous Inspection and Other Fees.** See breakdown of miscellaneous inspection and other fees identified below.



PRE-SUBMITTAL CONFERENCE FEE SCHEDULE

The total fee for an inter-departmental Pre-Submittal Conference or Pre-Design Meeting is \$600.30. It breaks down in the following way:

- Flat Fee: A flat fee of \$580.00 is charged at application.
MyBuildingPermit.com Surcharge: A surcharge of 3.5% of the Flat Fee is collected at application.

RECORDING FEE SCHEDULE

Per RCW 36.18, RCW 36.22, & RCW 40.14, a document recording fee is charged for the following documents:

- Plats, Condominiums, Surveys, Short Plats, Boundary Line Adjustments, Lot Line Adjustments, One Time Fire Sprinkler Exception, No-Build Covenant, Lot Consolidation by Restrictive Covenant

Document Recording Fees vary depending on type of document.

MISCELLANEOUS INSPECTION AND OTHER FEES

(Based on Hourly Rate of \$134.00 per hour)

Table with 2 columns: Description of fee and Rate. Rows include: Inspections outside of normal business hours (1.5 x times hourly rate), Plan review resulting from changes (hourly rate), Additional plan review required when requested (hourly rate), Re-inspection fee (hourly rate), Inspections for which no fee is specifically indicated (hourly rate), Use of outside consultants (Actual costs including administrative and overhead costs), Investigational fee for Stop Work placed on work being done without a permit (Minimum of \$223.00, up to double the cost of the Permit Fee)