

DPD

Director's Rule 2-2011

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Subject: Implementation of the Fee Subtitle	Code and Section Reference: Seattle Municipal Code 22.900 Fee Subtitle	
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	(Signature on file) Diane M. Sugimura, Director, DPD	12/28/2010

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The Fee Subtitle, Chapter 22.900 of the Seattle Municipal Code, prescribes fees for various permits, reviews and inspections. This rule provides clarification for the following sections of the Fee Subtitle:

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Rule 1-2007 Rescinded

Rule: Director's Rule 2-2009, Implementation of the Fee Subtitle, is superseded by this rule.

Refunds

Background: Applicants may request a refund of fees at any time before their application is canceled or their permit expires. Payment of a refund will result in cancellation of the application or permit. The amount to be refunded, if any, will be determined by the Director according to the Fee Subtitle.

Rule: Fee Subtitle references to refund opportunities are clarified in associated Director's Rule 2011-3.

Reason: The refund process is different for each type of permit so a separate rule lays out the details for each potential refund request.

CONSTRUCTION PERMIT FEES

Revisions of Applications

Background: Section 22.900B.060 of the Fee Subtitle reads as follows:

Revisions and Additions to Applications

- A. According to standards promulgated by the Director of the Department of Planning and Development (DPD) may assess an additional fee for the plan examination of previous designs when a subsequent redesign of a project is submitted prior to permit issuance. The revision fee shall be assessed at the DPD hourly rate not to exceed the fee that would have been charged for the original design. The total fee is the fee for the final design plus the revision fee.
- B. DPD may assess a fee in addition to fees already charged for the original permit if the applicant makes an amendment to an active permit. The applicable fees will be assessed for all work necessary to process the amendment, including Seattle Department of Transportation or Seattle Public Utilities review associated with the submitted amendment.

Section 900D.010 paragraph G of the Fee Subtitle reads as follows:

Revisions to Issued Permits

- G. Revisions to Issued Permits. Fees for revisions to issued permits shall be charged according to standards promulgated by the Director that approximate the additional cost of reviewing the revisions. A nonrefundable fee of (1) one times the base fee shall be paid at the time the revision is submitted.

Rule: The following guidelines shall apply to the assessment of plan revision fees.

A. Definitions:

- a) Major Revisions - Major revisions which may be subject to a revision fee include:
 - Substantial changes in the scale of the structure;
 - Substantial changes in the structural design, such as changing from wood frame to reinforced concrete;
 - Change in the type of construction;
 - Changes in occupancy that require extensive changes to the construction and life safety design of the structure;
 - Moving the structure on the site, resulting in a totally new layout;
 - A totally new design.
- b) Minor Revisions – Revisions that do not meet the above definition of Major Revisions.

c) Standards

- Revision fees will be assessed differently depending on whether the plans have been completely approved (ready to issue or issued permits) or are still within the correction cycle.
- The nonrefundable fee paid when revisions are submitted will be subtracted from the total amount owed calculated according to this Rule.
- Revision fees will be determined according to the following table.

d) Revision fees will not be assessed for change in direct response to correction requirements. However, if the scope of the changes far exceeds the requirement of the correction, a revision fee will be assessed.

e) For Land Use review of a Master Use Permit application at an hourly rate, modification to building size, location or design during the review process will be charged at the same hourly rate. An additional revision

Revisions submitted:		
	Minor	Major
Before permit is approved for issuance	The permit fee based upon on the value of the final design.	Hourly for time spent on previous designs, but no more than the estimated plan review fee for the highest value of the previous designs <i>Plus</i> The development fee based on the value of the final design
After approval, but before issuance	The greater of (1) the fee of the final design or (2) the fee for the original design plus the hourly fee for the time spent on the revision	Hourly for the plans examination time spent on the original design review <i>Plus</i> The development fee based on the value of the final design.
After Issuance	The greater of (1) the fee of the final design or (2) the fee for the original design plus the hourly fee for the time spent on the revision. No fee will be charged for minor revisions approved in the field that do not need formal plan revisions.	New permit is required.

fee for zoning review may be assessed at the hourly rate if the revision far exceeds the requirements of the correction.

- f) Major revisions, as defined above, may require a new permit or may require extensive rerouting. The Engineering Services or Applicant Services Center Manager(s) should be consulted to help in this determination.
- g) There will be no refund of the plans examination fee paid when major revisions occur after issuance of the permit.

Reason: It is the policy of DPD:

- To encourage design modification during the environmental review process to mitigate adverse impacts,
- To recover costs of time spent on the re-examination of plans that the applicant decides to substantially revise, independent of DPD's requirements, and
- To charge revision fees in a consistent manner where they are applicable.

Alterations and Repairs to Existing Buildings

Background: Section 22.900D.010 provides that alterations and repairs to existing buildings be charged on a valuation basis. This rule establishes a general basis for determining the value of the project where the value as specified by the applicant for the cost of alteration or repair work does not appear reasonably accurate.

Rule: The fees for alteration and repairs to existing buildings shall be based on the value of construction as set forth in Section 22.900D.010. In general, the value specified by the applicant will be used to calculate the fee. However, if the value appears understated, the value shall be determined by using Table A below.

DPD shall determine the value of new construction which cannot be computed by the gross floor area, such as towers, retaining walls, foundations, repair of a beam or addition of a stair. This value shall be the full estimated cost of all labor and materials whether actually paid for or not, and may be based on the information submitted by the applicant.

Prior to the issuance of a permit, the applicant may submit evidence of the actual value of labor and materials, such as contracts, or bid documents, to DPD. DPD may rely on this evidence to determine the value of construction.

Reason: Estimation of development value for alterations of existing buildings is not as straightforward as for new construction. To ensure reasonable and accurate consistency between development proposal valuations, DPD may compare the scope of the proposed development and associated fees to similar proposals.

Table A

Extent of Alteration	% of Building Valuation Data Figure (1)	Definition (2)
Minor	20%	Cosmetic work – refinishing walls, ceilings, floors; minor mechanical, electrical, plumbing; only incidental structural work.
Medium	40%	Addition or removal of some walls or extensive construction of partitions; projects with more involved mechanical, electrical, plumbing work, such as residential additions or renovations of bathrooms and kitchens, commercial replacement of major HVAC components or of ceiling grids; refinishing of many existing walls, ceilings, floors; replacement of substantial portions of the glazing systems if a major portion of the project; medium projects may include minor changes to the exterior envelope or structural systems
Major	60%	Addition or demolition of many walls; installation of new glazing systems in conjunction with major remodeling; upgrading of structural systems in some portions to received increased loads in limited areas. Significant upgrades to mechanical, electrical or plumbing systems in conjunction with significant refinishing of surfaces.
Full	80%	Demolition of all non structural portions leaving a structural shell; installation of new or substantial replacement of electrical, mechanical systems in conjunction with significant changes in room configuration; significant structural upgrading to meet seismic requirements, or other substantial structural renovation, extensive structural repair.

(1) Calculated valuation for new construction of the area per SMC 22.900D.01.

(2) The extent of alteration includes one or more of the elements in the definition. The floor area affected shall be calculated on the entire areas of the rooms where alterations are proposed. If a project has areas for which it is reasonable to distinguish as being of different categories, it is appropriate to calculate the area separately to develop the DPD value.

Building Valuation Data

Background: The Fee Subtitle, Chapter 22.900 of the Seattle Municipal Code, prescribes fees for various permits, reviews and inspections. Section 22.900D.010C specifies that the Director shall determine the value of construction for which a permit is issued. It further specifies that building valuation data (BVD) from the International Code Council (ICC) and other

valuation criteria approved by the Director will be used to determine the value of construction.

In January 1 of each year, DPD adopts the most current and updated BVD Table. This assists DPD in keeping its fees in line with market changes; through the use of the regionally modified / current BVD, DPD seeks to avoid the need to make large incremental changes in the fee structure that can occur when inflationary adjustments are not taken. Since 1998, it has been DPD's policy to adopt the most recent BVD data on an annual basis to calculate the value of construction used in determining a project's fee. The Development Fee Index of Table D-1 of the Fee Subtitle was developed using an assumed + 9% increase in the national average BVD. DPD therefore applies the +9% modifier to the national average when calculating each year's BVD.

The BVD is adopted by a separate Director's Rule.

Rule: The following will be used to provide additional guidance in determining the value of construction.

A. General

The permit fee for new construction and additions, (i.e., new floor area) shall be based on the value as determined by the plans examiner using BVD.

B. Occupancies and Types of Construction

The BVD is based on occupancy categories and types of construction used in the Seattle Building Code. Valuation for a building will be based on the BVD category the building most resembles. Chapter 3 and 6 of the International Building Code may be used for additional guidance in determining the appropriate occupancy and construction type.

C. Structures not Classified in an Occupancy

For structures which are not normally classified in occupancy, the valuation for the occupancy which most closely resembles the proposed construction shall be used.

D. Alterations (see previous section of this rule)

E. Gross Area

"Gross Area" of a building project means the total area of all floors, measured from the exterior face, outside dimensions of exterior column line of a building, including basements, cellars and balconies, but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, or covered decks in

multifamily residential or commercial construction, the exterior wall of the open side or sides shall be assumed to be the edge of the roof.

F. Structures Accessory to Group R-3

Structures accessory to Group R-3 buildings, such as carports, decks, piers and floats will be valued as Group U. Fees for uncovered structures and enclosed areas shall be computed using one-half the gross area of the structure times the cost per square foot

G. Uncovered Structures and Unenclosed Areas (other than accessory to R-3)

The fee for uncovered and unenclosed structures such as carports, service station canopies, plazas, piers, docks and platforms, multifamily residential and commercial decks, commercial floats, roof parking areas, and similar uncovered usable structures shall be computed using one-half the gross area of the structure times the cost per square foot of the appropriate occupancy and construction category.

H. Building of More than three Stories of Types IA and IB construction

The building valuation will be modified for buildings of Types IA and IB construction exceeding three stories of the following occupancies:

- 1) Groups R-1 and R-2
- 2) Banks
- 3) Hospitals
- 4) Institutional Nursing Homes
- 5) Medical Offices
- 6) Offices
- 7) Public Buildings
- 8) Public garages, both enclosed and open
- 9) Group M

For those occupancies, the total building valuation determined by the BVD per-square-foot values shall be modified by a factor CM, where:

$$CM = CB [1 + .005 (S-3)]$$

CB = Total value of the building based upon floor area and costs per square foot as specified in the BVD Table.

S = Number of levels in the building from the top of the foundation.

CM = Modified value based on 0.5% increase above.

I. Sprinklers and Mechanical Systems

Mechanical permits will be charged the permit fees and plan review fees of 100% of the DFI according to Table D-2 of the Fee Subtitle. Where the review of

mechanical or sprinkler systems are included in the review of the building permit application, no additional fees will be charged.

Reason: The guidance provided above clarifies the valuation of certain development not clearly addressed in the BVD Table.

Establishing Use for the Record

Background: When a use is to be established for the record, application materials are sometimes routed to be checked for compliance with the appropriate edition of the Seattle Building Code (SBC)

In Section 22.900D.010, Table D-2 establishes the development fee for establishing use for the record. This rule clarifies how the amount of the fee will be determined.

Note that a Land Use fee will be charged according to Section 22.900C.010, Table C-1.B # 17 and D-2 #9 in addition to the development fee whether or not construction work is included in the application.

Rule: When an application for establishment of use that does not include construction work is routed for Building Code Review, the plan review fee is one and one-half times the base fee, and no permit fee will be charged.

When the routed application does include construction work, the applicant will be charged a permit fee of 100% of the DFI plus a plan review fee of 100% of the DFI. Even if the construction is of the type and extent that is typically approved Subject To Field Inspection (STFI), the applicant will be charged a fee based on *the value of the construction*.

Reason: This plan review fee is charged to cover the additional coordination and review associated with processing a permit to establish a use for the record. Land Use fees are not included in the construction valuation tables and land use hourly fees are set to recover cost of review for these permits.

LAND USE FEES

Zoning-only Review

Background: The fee for zoning review is part of the hourly Land Use fee. This rule clarifies the fee that is charged for review of permits that require only zoning review.

Rule: Permits which require only zoning review shall be charged a minimum land use review fee of 2 X land use hourly fee. In addition, a 1 x Land Use hourly fee per hour will be charged for review hours in excess of the minimum.

Reason: Land Use and Zoning hourly fees are set to recover cost of review.

Master Use Permit – Fee for Review Prior to Application

Background: The Fee Subtitle authorizes DPD to charge for land use review performed prior to the time the permit application is completed. This rule clarifies the time and amount of payment of fees for review conducted prior to application.

Section 22.900C.010E states “In addition to fees set in Table C-1, review time required on a project prior to, or in lieu of, an application will be charged hourly as determined by the Director.”

Pre-application conferences will be charged a one hour land use minimum at the time of the conference. Additional pre-application review time will be charged at the land use hourly rate if the total time exceeds 1 hour.

The design review process and DPD review time for applications undergoing design review begin with Early Design Guidance prior to the time the application is submitted. Review for other types of projects may also occur prior to MUP application, most often though not always, for those projects for which a pre-application conference is held. The hourly fees will include, among other things, time spent after a pre-application conference, and time spent reviewing incomplete permit application materials.

Rule: At the time of complete Master Use Permit application, the applicant shall pay accrued hourly fees for land use review in excess of those including the minimum land use fee.

The amount due at application is the minimum land use review fee, minus amounts paid prior to application, plus hourly fees for review conducted prior to application.

Reason: Fees for pre-application services to support land use applications are set at a level to cover the cost of DPD pre-application services.

Public Notice

Background: Table C-1-C-#40, Land Use / Notice Fee sets forth fees for public notice of development proposals. This rule clarifies when the notice will be charged and collected.

Rule: Public notice fees are assessed for each instance of each type of notice (i.e., Land Use Information Bulletin, posting placards, etc.) and must be paid prior to notice being performed. At application, notice fees, including notice of application and decision, will be collected as shown in the table below. Additional notices (i.e. re-notice) will be charged for each instance and each type.

Fees collected for notice which does not occur will be eligible for refund or credited to any outstanding bill prior to permit issuance.

Reason: Land use notice fees are set to recover the cost of providing public notice.

Table C-1 Reference	Unit Cost by Notice Types (From Table C-1 C39 a-f)	Estimated Total Cost of Notice	\$177.00		\$109.00		\$177.00		\$171.00		\$171.00		\$110.00	
			Notice Frequency	LUIB	Notice Frequency	Posting in Field	Notice Frequency	300 Foot Mailing	Notice Frequency	Decision Publication Official Newspaper (Daily Journal of Commerce)	Notice Frequency	Community Newspaper	Notice Frequency	Public Meeting
A1	Administrative Conditional Use	\$811.	2	\$354.	1	\$109.	1	\$177.	1	\$171.	0	-----	0	-----
A2	Design Review (Mandatory)	\$1,030.	2	\$531.	1	\$218.	0	-----	1	\$171.	0	-----	1	\$110.
A2	Design Review (Administrative)	\$634.	2	\$354.	1	\$109.	0	-----	1	\$171.	0	-----	0	-----
A3	SEPA Review (DNS)	\$634.	2	\$354.	1	\$109.	0	-----	1	\$171.	0	-----	0	-----
A3	SEPA Review (DS/EIS)	\$1,726.	4	\$708.	2	\$218.	1	\$177.	3	\$513.	0	-----	1	\$110.
A4a	Environmentally Critical Area Variance	\$811.	2	\$354.	1	\$109.	1	\$177.	1	\$171.	0	-----	0	-----
A4b	Environmentally Critical Area Exception	\$634.	2	\$354.	1	\$109.	0	-----	1	\$171.	0	-----	0	-----
A4c	Environmentally Critical Area Administrative Conditional Use	\$811.	2	\$354.	1	\$109.	1	\$177.	1	\$171.	0	-----	0	-----
A5a	Shoreline Substantial Development	\$634.	2	\$354.	1	\$109.	0	-----	1	\$171.	0	-----	0	-----
A5b	Shoreline Variance	\$811.	2	\$354.	1	\$109.	1	\$177.	1	\$171.	0	-----	0	-----
A5b	Shoreline Conditional Use	\$811.	2	\$354.	1	\$109.	1	\$177.	1	\$171.	0	-----	0	-----
A6	Short Subdivision (2-9 lots)	\$811.	2	\$354.	1	\$109.	1	\$177.	1	\$171.	0	-----	0	-----
A7	Special Exceptions	\$634.	2	\$354.	1	\$109.	0	-----	1	\$171.	0	-----	0	-----
A8	Variance	\$811.	2	\$354.	1	\$109.	1	\$177.	1	\$171.	0	-----	0	-----
A9	Council Concept Approval	\$1,091.	2	\$354.	2	\$218.	1	\$177.	1	\$171.	1	\$171.*	0	-----
A10	Council Conditional Use	\$1,091.	2	\$354.	2	\$218.	1	\$177.	1	\$171.	1	\$171.*	0	-----
A11	Full Subdivision (10 + lots)	\$1,330.	2	\$354.	1	\$109.	2	\$354.	1	\$171.	2	\$342.	0	-----
A12	Major Institution Master Plan	\$1,091.	2	\$354.	2	\$218.	1	\$177.	1	\$171.	1	\$171.*	0	-----
A13	Zoning Map Changes & Rezones	\$1,091.	2	\$354.	2	\$218.	1	\$177.	1	\$171.	1	\$171.*	0	-----
B15	Design Review for Tree Protection (See A2 [Admin])													
B16	Early Design Guidance	\$573.	1	\$177.	1	\$109.	1	\$177.	0	-----	0	-----	1	\$110.
B16	Early Design Guidance for	\$463.	1	\$177.	1	\$109.	1	\$177.	0	-----	0	-----	0	-----

	Administrative Design Review													
B18	Land Use Code Interpretations (See 23.88.020)													
B20	Temporary Use (more than 4 weeks)	\$811.	2	\$354.	1	\$109.	1	\$177.	1	\$171.	0	-----	0	-----
	Noise Variance – Major Project	\$1,092.	2	\$354.	1	\$109.	1	\$177.	0	-----	2	\$342.	1	\$110.
	Noise Variance – Economic	\$1,092.	2	\$354.	1	\$109.	1	\$177.	0	-----	2	\$342.	1	\$110.
	Noise Variance – Technical	\$1,092.	2	\$354.	1	\$109.	1	\$177.	0	-----	2	\$342.	1	\$110.
B30	School Use and School Development Advisory Committee Review	\$982.	2	\$354.	1	\$109.	1	\$177.	1	\$171.	1	\$171.	0	-----

Shoreline Exemption Review Fee

Background: The minimum fee to recover the costs for review of development plans to determine that a proposal is exempt from the requirement for a shoreline substantial development permit is 1 X the land use hourly fee. Hours of review beyond one hour will be charged the land use hourly fee.

Rule: The minimum fee must be paid at the time that the exemption request application is filed.

Reason: Land use shoreline exemption review fees are set to recover the cost of review.

OTHER PERMIT FEES

Noise Variances

Background: The Fee for technical or economic noise variance as set forth in 22.900F.020 and Table F-2 includes an hourly project review fee. This rule clarifies what costs are covered by the hourly fee.

Rule: The hourly project review fee includes, but is not limited to, time spent by DPD staff reviewing application materials, attending public meetings, and monitoring compliance with the terms and conditions of the variance if one is granted. Rates will be determined by type of review with Land Use Review charged at the Land Use hourly rate and other plan review at the DPD hourly rate.

Reason: Fees for Noise Variance review are set at a level to recover costs for review, inspection and monitoring noise variances.

Peer Review

Background: Section 22.900B.020 gives the Director authority to recover costs of miscellaneous services. This rule establishes amounts that will be charged for Peer Review.

Rule: When the Director determines DPD needs additional plan review expertise to ensure public safety in development project with unusual design features, the applicant shall reimburse DPD for direct costs incurred in hiring and paying the necessary consultants.

For peer review contracts whose costs are estimated to exceed \$5,000, DPD may require a deposit of up to twenty-five percent (25%) of the estimated contract amount, up to a maximum of \$15,000. The deposit must be received by DPD before DPD will authorize the peer reviewer to commence work. For the balance of the contract, DPD will bill the applicant as invoices are received from the peer reviewer(s). The deposit will be applied to the costs of the contracts at the end of the peer review process.

Reason: Additional costs to hire peer review experts are not included in the base fees for plan review since not all projects are subject to this review. When a peer review expert is hired, DPD recovers the additional direct costs by charging the applicant for the expert review.

Standard Plans and Factory-Built Structures

Background: Items 7 and 8 of Table D-2 specify the fees for standard plans and for factory-built structures. This rule clarifies how those fees are to be applied. The rule applies to (A) applications for approval of a factory-built structure and (B) applications for approval of a standard plan that includes a factory-built structure.

Rule:

A. Factory-built Structures

The permit fee for factory-built structures is 1 X DPD base fee. For each module, a plan review fee of 1X DPD base shall be charged. In addition, a valuation base permit and plan review fee calculated according to item 1 of Table D-2 shall be charged for the foundation and accessory structures.

For HUD-approved factory-built housing (housing bearing a "Red Seal"), the fee for the foundation shall not be charged.

B. Standard Plans that Include a Factory-built Structure

- 1) The fee for establishment of a standard plan that includes a factory-built structure shall be calculated according to the following:
 - a) A permit fee of 100% of the DFI for the standard plan (Table D-2, item 7a), plus 1 x DPD Base fee for the factory-built structure (Table D-2, item 8). The DFI shall be based on the value of the foundation and accessory structures only.

Plus

- b) A plan review fee of 100% of the DFI for the standard plan (Table D-2 item 7a). The DFI shall be based on the value of the foundation and accessory structures only. No plan review fee for the factory-built structure will be charged for the application to establish the standard plan.
- 2) The fee for a permit to build according to the standard plan shall be calculated according to the following:
 - a) A permit fee of 100% of the DFI for the standard plan (Table D-2 item 7c) plus 1 x DPD Base fee for the factory-built structure (Table D-2 item 8). The DFI shall be based on the value of the foundation and accessory structures only.

Plus

- b) A plan review fee of 60% of the DFI for the standard plan (Table D-2 item 7c) plus 1 x DPD Base fee for the factory-built structure (Table D-2 item 8). The DFI shall be based on the value of the foundation and accessory structures only. For standard plans that include HUD-approved factory-built housing (housing bearing a "Red Seal"), the fee for the foundation shall not be charged.

Reason: Fees for factory built structures and standard plans are set by rule to recover costs of permit review.

Temporary Occupancies

Background: The Fee Ordinance has a fee for review of permits for temporary structures and temporary uses, but it does not have a fee for review of permit for temporary occupancies. This rule establishes such a fee.

Rule: The fee for permits for temporary occupancies is 2 x DPD Base Fee plus DPD Hourly per hour for review time in excess of two hours.

Temporary Occupancies is similar to a temporary use as outlined in Table D-2 # 17.

Reason: Fees for temporary occupancies are set by rule to recover costs of permit review

Address Changes

Background: According to 22.900B.020, the fee to correct the address on an application or an issued permit is \$48.00. This Rule establishes the fee for address changes unrelated to an application for a permit or for an issued permit.

Rule: The fee for address changes unrelated to an application for a permit or for an issued permit is 1 x DPD Base Fee for each property affected.

Reason: DPD sets processing fees at a level that recover the cost of service.