



City of Seattle
Department of Planning & Development

2009 Fee Subtitle

**Fee Ordinance, Table D-2
 Standard Plan Fees
 Release Date: May 8, 2009**

The following interpretation, policy or code alternate is intended to provide guidance to staff for consistency of review and is subject to change without notice. Application of this interpretation, policy or code alternate to specific projects may vary.

Code Issue:

How are fees applied to standard plans when combining them with site specific construction permits?

Guideline:

When establishing a standard plan, DPD performs two independent reviews of the proposal. When an applicant chooses to establish a previously permitted plan as a standard plan, only one review is performed because the plan has been reviewed once before. Once a standard plan has been established, a reduced plan review fee is applied to the subsequent submittals to reflect DPD's reduced review efforts. The 2009 Fee Subtitle reflects DPD plan review efforts for standard plans.

Description	Fees (% of DFI)	
	Permit	Plan Review
Establishing standard plan with no site specific construction permit	100%	200%
Establishing a previously permitted plan as a standard plan with no site specific construction permit	100%	100%
Establishing standard plan AND including a site specific construction permit	100%	200%
Establishing a previously permitted plan as a standard plan AND including a site specific construction permit	100%	100%
Establishing a standard plan AND including multiple site specific construction permits	Each Permit: 100%	1 st Permit: 200%
		Each Subsequent Permit: 40%
Establishing a previously permitted plan as a standard plan AND including multiple site specific construction permits	Each Permit: 100%	1 st Permit: 100%
		Each Subsequent Permit: 40%
Obtaining one or more site specific construction permits using an established standard plan	Each Permit: 100%	Each Permit: 40% ¹

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¹When a standard plan has been established before applying for any construction permits, the reduction in plan review fees for subsequent submittals applies to the first subsequent application as well.

Example #4:

The applicant wants to use a previously approved plan to establish a standard plan and receive a site specific construction permit. The calculated construction value is \$150,000.

<i>Development Fee Index (DFI):</i>	\$1,487.50
Permit Fee (1 x DFI) =	\$1,487.50
Plan Review Fee (1 x DFI) =	\$1,487.50
TOTAL (Permit + Plan Review) =	<u>\$2,975.00</u>

Example #5:

The applicant wants to use his standard plan to obtain a site specific construction permit. The calculated construction value is \$150,000.

<i>Development Fee Index (DFI):</i>	\$1,487.50
Permit Fee (1 x DFI) =	\$1,487.50
Plan Review Fee (.40 x DFI) =	\$595.00
TOTAL (Permit + Plan Review) =	<u>\$2,082.50</u>

Example #6:

The applicant wants to build seven houses on a site. Four of the homes will be of one plan type and three will be of a plan type that has been approved previously. DPD agrees that two standard plans should be established and the site specific construction permits be given the benefit of those standard plans. The calculated construction value of the first home type is \$150,000, the value of the second is \$200,000.

Step 1 (Home #1): Determine fee for establishing the first standard plan and for the first site specific construction permit.

<i>Development Fee Index (DFI):</i>	\$1,487.50
Permit Fee (1 x DFI) =	\$1,487.50
Plan Review Fee (2 x DFI) =	\$2,975.00
TOTAL (Permit + Plan Review) =	<u>\$4,462.50</u>

Step 2 (Home #2): Determine fee for the second site specific construction permit using this standard plan.

<i>Development Fee Index (DFI):</i>	\$1,487.50
Permit Fee (1 x DFI) =	\$1,487.50
Plan Review Fee (.40 x DFI) =	\$595.00
TOTAL (Permit + Plan Review) =	<u>\$2,082.50</u>

Step 3 (Home #3): Repeat Step 2.

<i>Development Fee Index (DFI):</i>	\$1,487.50
Permit Fee (1 x DFI) =	\$1,487.50
Plan Review Fee (.40 x DFI) =	\$595.00
TOTAL (Permit + Plan Review) =	<u>\$2,082.50</u>

Step 4 (Home #4): Repeat Step 2.

<i>Development Fee Index (DFI):</i>	\$1,487.50
Permit Fee (1 x DFI) =	\$1,487.50
Plan Review Fee (.40 x DFI) =	\$595.00
TOTAL (Permit + Plan Review) =	<u>\$2,082.50</u>

Step 5 (Home #5): Determine fee for establishing the second standard plan and for the first site specific construction permit using this standard plan. Note that this plan type has been approved previously.



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<i>Development Fee Index (DFI):</i>	\$1,712.50
Permit Fee (1 x DFI) =	\$1,712.50
Plan Review Fee (1 x DFI) =	\$1,712.50
TOTAL (Permit + Plan Review) =	<u>\$3,425.00</u>
Step 6 (Home #6): Determine fee for the second site specific construction permit using this standard plan.	
<i>Development Fee Index (DFI):</i>	\$1,712.50
Permit Fee (1 x DFI) =	\$1,712.50
Plan Review Fee (.40 x DFI) =	\$685.00
TOTAL (Permit + Plan Review) =	<u>\$2,397.50</u>
Step 7 (Home #7): Repeat Step 6.	
<i>Development Fee Index (DFI):</i>	\$1,712.50
Permit Fee (1 x DFI) =	\$1,712.50
Plan Review Fee (.40 x DFI) =	\$685.00
TOTAL (Permit + Plan Review) =	<u>\$2,397.50</u>
Step 8: Total Fees:	
standard plan and Home #1:	\$4,462.50
Home #2:	\$2,082.50
Home #3:	\$2,082.50
Home #4:	\$2,082.50
Standard plan and Home #5:	\$3,425.00
Home #6:	\$2,397.50
Home #7:	<u>\$2,397.50</u>
TOTAL	\$18,930.00
(Without taking advantage of the standard plan program, the total for this example would be \$22,175.00.)	

For questions about whether this code solution applies to your project:

- *If you have submitted a permit application, contact the Building Code plan reviewer assigned to your application*
- *If you have not submitted an application, contact DPD Building Code Technical Support at 206-684-4630 or in person at the Applicant Services Center. Visit the Applicant Services Center website for more information about hours and location http://www.seattle.gov/dpd/Permits/Process_Overview/Location_Hours/default.asp*



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