

11/10/08
11/17/08

ORDINANCE NO. M-3895

AN ORDINANCE relating to cost recovery and fees; amending certain fee schedules set forth in Chapters 17.080 and 20.180 of the Vancouver Municipal Code; and providing for savings, severability, and effective date.

WHEREAS, as discussed in SR 174-08 the City of Vancouver has established certain fees to recover costs of providing land use review planning services; and

WHEREAS, VMC 20.180.050 requires that development review planning fees be reviewed periodically to ensure that they accurately reflect the current cost of providing services; and

WHEREAS, Development Review Services has conducted a cost of service study to determine the cost of providing land use review services for the City of Vancouver using actual staff time tracking to the individual case type; and

WHEREAS, this study addressed the goal of Development Review Services to track staff time at the project level; and

WHEREAS, this study identified the full cost of providing land use review services planning fees; and

WHEREAS, this study provides a cost-basis for adjusting fees to meet cost recovery policies; and

WHEREAS, the land-use development review services provided by the City provide both a direct benefit to the applicant and general benefit to the community, the Vancouver City Council has established cost recovery policies and targets to direct the appropriate level of fees; and

WHEREAS, the Vancouver City Council has determined the private/public benefit ratio to determine development review planning cost recovery should be 60% private and 40% public; and

WHEREAS, the cost recovery target as adopted by the Vancouver City Council results in a 20% across the board increase to planning review fees in VMC 20.180.060; and

WHEREAS, the Vancouver City Council has determined that the 20% fee increase should be established in two phases, the first 10% increase to be effective within 60 days of the adoption of this ordinance and the second half of the 20% increase to be effective on January 1, 2010; and

WHEREAS, this ordinance reflects the results of the cost study update and council cost recovery policies; and

WHEREAS, VMC 20.180.050 and VMC 17.08.130(E) authorize annual adjustments to development review and building construction code fees commensurate with the wage adjustments; and

WHEREAS, City Council has determined that increasing building and fire services, and development review engineering, planning, and fire fees based on the CPI-W has a moderating effect on fee adjustments necessary to achieve cost recovery targets, enables consistent service levels, and provides for smaller incremental cost based fee adjustments in the future; and

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Section 4 of Ordinance M-3660, codified as VMC 17.080.130, as last amended by Section 1 of Ordinance M-3883, is amended to read as follows:

Section 17.08.130 Fees.

A. Payment of fees. An application for a permit requiring a plan review shall not be accepted without payment in full of the plan review fee. A permit shall not be valid until the fees prescribed in this section have been paid nor shall any amendment to a permit be released until the additional fee, if any, has been paid.

B. Plan review fee. When submittal documents are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said fee shall be as specified in Table V.

C. Determination fee valuation. The valuation used to determine permit and plan review fees shall be generated from national statistical averages as found in "Building Standards" or similar source, using a regional modifier from the same source, for the type of construction and the type of occupancy.

1. The determination of value or valuation under any of the provisions of this code shall be made by the Building Official and/or Fire Marshal.

2. The value to be used in computing the building permit and building plan review fees shall be based on the total value of the construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire protection systems, and other permanent equipment.

D. Generally, fees should be adopted at a level sufficient to cover costs or a substantial portion of the costs, associated with conducting review and inspections, issuing permits, and providing services.

E. Effective January 1, 2010 and January 1st of each year thereafter, Building and Fire related permit and plan review fees shall be adjusted annually at a rate based upon the wage index referenced in the coalition labor agreement. The annual fee adjustment shall be implemented at the first of each year, beginning January 1, 2005, subject to approval by the city council by an amount equal to the percentage change in the Consumer Price Index for the Portland-Salem, Oregon-Washington Metropolitan Area for Wage Earners and Clerical Workers (CPI-W) for the preceding year ending on June 30 prepared by the Department of Labor, Bureau of Labor

Statistics (the "CPI-W") or a replacement index applicable to the City of Vancouver. Each such newly adjusted fee shall be rounded to the next higher whole dollar.

F. Building and Fire related permit and plan review fees shall be reviewed periodically to ensure that they accurately reflect the current cost of providing services.

G. The following tables contain all Building and Fire related fees:

1. Table I. Building permit fees. When work for which a permit is required involves two or more codes, the permit holder shall pay a single permit fee of one and six-tenths times the fee set forth herein.

TABLE I

Building Permit Fees

Valuation	Permit Fees
\$1 to \$500	\$23.50 <u>\$24.46</u>
\$501 to \$2,000	\$23.50 <u>\$24.46</u> for the first \$500 plus \$3.05 <u>\$3.17</u> for each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$69.25 <u>\$72.08</u> for the first \$2,000 plus \$14.00 <u>\$14.58</u> for each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 to \$50,000	\$391.25 <u>\$407.92</u> for the first \$25,000 plus \$10.10 <u>\$10.51</u> for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001.00 to \$100,000.00	\$643.75 <u>\$670.14</u> for the first \$50,000 plus \$7.00 <u>\$7.28</u> for each additional \$1,000 or fraction thereof up to and including \$100,000
\$100,001 to \$500,000	\$993.75 <u>\$1,034.49</u> for the first \$100,000 plus \$5.60 <u>\$5.82</u> for each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 <u>\$3,366.33</u> for the first \$500,000 plus \$4.75 <u>\$4.94</u> for each additional \$1,000 plus \$3.15 for each additional \$1,000 or fraction thereof
\$1,000,001 & Up	\$5,608.75 <u>\$5,838.70</u> for the first \$1,000,000 plus \$3.15 <u>\$3.27</u> for each additional \$1,000 or fraction thereof
Manufactured Structures Set-Up	\$144 <u>\$149.90</u> per section, with a minimum fee of \$228.00 <u>\$237.34</u> per permit (this fee is in addition to the valuation-based fee for the site)

Fee	improvements required in additional to the set-up fee).
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Footnotes:

1. For Commercial and Multi-Family Residential permits, an additional fee per **Table IV.1 - Fire - Building Permit Fees** shall be added to the amounts listed in **Table I - Building Permit Fees**, to cover actual costs relating to Fire Department acceptance inspection work.

2. Table II

TABLE II

Electrical Permit Fees

Fees are per each item to be installed or altered.

Electrical Permit Items (1)	Fee
Residential	
Placement or Altered Service (2)	
Electrical Service 0 - 200 amps with feeder	\$67.00 <u>\$69.74</u>
Electrical Service 201 - 600 amps with feeder	\$98.00 <u>\$102.00</u>
Electrical Service 601 Amps and greater	\$147.50 <u>\$153.54</u>
Mobile Home Service or Feeder	\$48.00 <u>\$49.96</u>
Mobile Home Service and Feeder	\$79.00 <u>\$82.23</u>
Additional Feeders (2)	\$48.00 <u>\$49.96</u>
Branch Circuits (4)	
1 - 4 Circuits	\$48.00 <u>\$49.96</u>
Each Additional Circuit	\$5.50 <u>\$5.72</u>

Maintenance/Repair Mast or Meter (3)	\$36.50 <u>\$38.00</u>
Commercial Industrial	
New or Altered Service/Feeder (5, 6, 7)	
0 - 100 amps	\$79.00 <u>\$82.23</u>
101 - 200 amps	\$96.00 <u>\$99.93</u>
201 - 400 amps	\$184.00 <u>\$191.54</u>
401 - 600 amps	\$215.00 <u>\$233.81</u>
601 - 800 amps	\$278.00 <u>\$289.39</u>
801 - 1000 amps	\$339.00 <u>\$352.89</u>
1001 amps and over	\$370.00 <u>\$385.17</u>
Additional Feeders (6)	
0 - 200 amps	\$79.00 <u>\$82.23</u>
201 - 600 amps	\$184.00 <u>\$191.54</u>
601 - 1000 amps	\$278.00 <u>\$289.39</u>
1001 amps and over	\$308.50 <u>\$321.14</u>
Maintenance Repair Mast of Meter 1	\$67.00 <u>\$69.74</u>
Branch Circuits Only (4)	
First 5 Circuits per Branch Circuit Panel	\$61.00 <u>\$63.50</u>
Each Additional Circuit Per Branch Circuit Panel	\$5.50 <u>\$5.72</u>

Over 600 Volts Surcharge Per Permit	\$61.00 <u>\$63.50</u>
Temporary Service (8)	
0 - 200 amps with feeder	\$60.00 <u>\$62.46</u>
201 - 400 amps with feeder	\$73.00 <u>\$75.99</u>
401 - 600 amps with feeder	\$98.00 <u>\$102.00</u>
601 amps and over	\$111.00 <u>\$115.55</u>
Each Additional Feeder	\$21.50 <u>\$22.38</u>
Low Voltage/Telecommunications (9)	
First 2500 square feet or less	\$42.50 <u>\$44.24</u>
Each Additional 2500 Square Feet or portion thereof	\$11.50 <u>\$11.97</u>
Signs and Outline Lighting (10, 11)	
First Sign (No Service Included)	\$36.50 <u>\$38.00</u>
Each Additional Sign Inspected at Same Time	\$18.21 <u>\$17.50</u>
Generators (12)	
Installed Transfer for Portable Generators	\$67.00 <u>\$69.47</u>
Electrical Annual Permit for Commercial Industrial Location (13)	
1 to 3 Plant Electricians (up to 6 inspections)	\$882.75 <u>\$918.94</u>
1 to 3 Plant Electricians (up to 12 inspections)	\$1,765.50 <u>\$1,837.88</u>

4 to 6 Plant Electricians (up to 24 inspections)	\$3,532.00 <u>\$3,678.81</u>
7 to 12 Plant Electricians (up to 36 inspections)	\$5,299.00 <u>\$5,516.25</u>
13 to 35 Plant Electricians (up to 52 inspections)	\$7,066.00 <u>\$7,355.70</u>
25 + Plant Electricians (up to 75 inspections)	\$8,833.50 <u>\$9,195.67</u>
Trip Fees	
Inspection Requested but Not Ready	\$36.50 <u>\$38.00</u>
Each Additional Inspection Over 2 Per Permit	\$36.50 <u>\$38.00</u>
Inspection of Existing Installation	\$73.00 <u>\$76.00</u>
Progress Inspections Per 1/2 Hour (Minimum)	\$36.50 <u>\$38.00</u>
Plan Review	35% of Permit Fees Plus Submission Fee
Plan Review Submission Fee	\$61.50 <u>\$64.00</u>
Permit of Record	\$23.00 <u>\$24.00</u>
Minimum Fee (14)	\$60.00 <u>\$62.46</u>

Footnotes:

1. A maximum of two inspections are provided per permit. Additional inspections will be subject to Trip Fee assessment.
2. Service and feed must be inspected together when using this fee. Inspections at different times requires a \$48.00 fee for each inspection.
3. Scope of work is limited to wind, weather, vehicular or terminal failure damage to existing systems. May also include the repair or replacement of the mast, meter and conductors up to the

first point of termination on the service or building disconnecting means. Relocated meters or masts and overhead-underground conversions shall be evaluated as altered services.

4. Altered or added circuits calculated per panelboard.

5. Service and feed must be inspected together when using this fee. Inspections at different times requires the Service Fee plus additional fee calculated Commercial Additional Feeders fee.

6. All field installed power transformers that are the source of a separately derived system shall have both their primary and secondary feeds identified/fee valued. All multi-section lighting and appliance branch circuit panelboards shall have each section evaluated/fee valued. All feeder taps that terminate in an overcurrent device rated 30 amps or larger shall be identified/fee valued.

7. Multiple section switch boards that have continuous, full ampacity bussing between sections shall be fee valued as single feeders. Switchboard subsections that have reduced ampacity bussing and individual overcurrent protection for the section shall be evaluated as additional feeders.

8. Service and feed must be inspected together when using this fee. Inspections at different times requires an additional fee per the Service and Fee schedule.

9. Low voltage and telecommunications systems includes all telecommunication systems, fire alarms, burglar alarms, nurse call, intercom, security systems, energy management controls, HVAC/refrigeration control, industrial and automation control systems, lighting controls, stand alone sound systems, public address and similar low energy circuits and equipment in all occupancy except one and two family dwellings as regulated by the International Residential Code. Multiple low-voltage systems installed by a single contractor at a single address and ready for a single inspection, may be fee valued at one fee.

10. Service or feeder equipment installed exclusively to power a sign shall be fee valued at the Commercial Industrial Service fee schedule.

11. Multiple sign faces and enclosures mounted on the same structure, each disconnecting means or set of disconnects to a separate enclosure shall be considered an individual sign. For outline lighting, neon channel letters and skeletal neon lighting, a sign will be defined as the sign transformer or power supply fed by a primary sign circuit.

12. Permanently installed generators shall be fee valued under the appropriate residential or commercial service/feeder schedule.

13. For commercial and industrial location employing full-time electrical maintenance staff or having a yearly maintenance contract with a licensed electrical contractor. All yearly maintenance contracts must detail the number of contract electricians necessary to do the work required under the contract. This number will be used for calculating the fees. Each is

inspection is based on a 2 hour maximum. Annual permits are valid for inspection at one facility (site) only. See VMC 17.08.090(e).

14. The electrical permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater, except Trip Fees which will be calculated from the fee schedule.

3. Table III. Mechanical Permit Fees.

TABLE III

Mechanical Permit Fees

Fees are per each item to be installed or altered.

Mechanical Permit Item (1)	Fee
Heating and Cooling	
A/C or Heat Pump	\$11.00 <u>\$11.45</u>
Furnace < 100,000 BTU (ducts/vents)	\$11.00 <u>\$11.45</u>
Furnace > 100,000 BTU (ducts/vents)	\$14.50 <u>\$15.09</u>
Gas Heat Pump	\$11.00 <u>\$11.45</u>
Duct Work	\$11.00 <u>\$11.45</u>
Hydronic Hot Water System	\$11.00 <u>\$11.45</u>
Residential Boiler (Radiator or Hydronic)	\$11.00 <u>\$11.45</u>
Unit Heater (Recessed, Suspended, Etc.)	\$11.00 <u>\$11.45</u>
Flue or Vent for Heating/Cooling	\$11.00 <u>\$11.45</u>
Other Fuel Appliances	
Water Heater	\$11.00 <u>\$11.45</u>
Gas Fireplace	\$11.00 <u>\$11.45</u>

Flue Vent for Water Heater or Gas Fireplace	\$11.00 <u>\$11.45</u>
Log Lighter (Gas)	\$11.00 <u>\$11.45</u>
Wood/Pellet Stove	\$11.00 <u>\$11.45</u>
Wood Fireplace/Insert	\$11.00 <u>\$11.45</u>
Chimney/Liner/Flue/Vent	\$11.00 <u>\$11.45</u>
Environmental Exhaust and Ventilation	
Range Hood or Kitchen Equipment	\$11.00 <u>\$11.45</u>
Clothes Dryer Exhaust	\$11.00 <u>\$11.45</u>
Single Duct Exhaust	\$11.00 <u>\$11.45</u>
Attic/Crawl Space Fan	\$11.00 <u>\$11.45</u>
Fuel Piping	
Fuel Piping: 1 - 4 Outlets	\$4.50 <u>\$4.68</u>
Fuel Piping: More Than 4 Outlets, Each	\$1.00 <u>\$1.04</u>
Mechanical Annual Permit for Commercial Industrial Locations (4)	
1 to 3 Plant Mechanical Technicians (to 6 inspections)	\$882.75 <u>\$918.94</u>
1 to 3 Plant Mechanical Technicians (up to 12 inspections)	\$1,765.50 <u>\$1,837.89</u>
4 to 6 Plant Mechanical Technicians (up to 24 inspections)	\$3,532.00 <u>\$3,676.81</u>
7 to 12 Plant Mechanical Technicians (up to 36 inspections)	\$5,299.00 <u>\$5,516.26</u>
13 to 35 Plant Mechanical Technicians (up to 52 inspections)	\$7,066.00 <u>\$7,355.71</u>

25+ Plant Mechanical Technicians (up to 75 inspections)	\$8,833.50 <u>\$9,195.67</u>
Plan Review Fee	35% of Permit Fee Plus Submission Fee
Plan Review Submission Fee	\$61.50 <u>\$64.02</u>
Other (2)	
Minimum Fee: Gas Water Heater (3)	\$51.50 <u>\$53.61</u>
Minimum Fee: All Others	\$60.00 <u>\$62.46</u>
Trip Fees	
Inspection Requested but Not Ready	\$36.50 <u>\$38.00</u>
Each Additional Inspection Over 2 Per Permit	\$36.50 <u>\$38.00</u>
Inspection of Existing Installation	\$73.00 <u>\$76.00</u>
Progress Inspections Per 1/2 Hour (Minimum)	\$36.50 <u>\$38.00</u>
Minimum Fee (2)	\$60.00 <u>\$62.46</u>

Footnotes:

1. A maximum of two inspections are provided with each permit. Additional inspections will be assessed a trip fee.
2. The plumbing mechanical permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater.
3. For replacement in like kind, requiring no new power/fuel source or venting system.
4. For commercial and industrial location employing full-time mechanical maintenance staff or having a yearly maintenance contract with a licensed mechanical contractor. All yearly maintenance contracts must detail the number of contract mechanical technicians necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection is based on a 2-hour maximum. Annual permits are valid for inspection at one facility (site) only. See VMC 17.08.090(e).

4. Table IV. Plumbing Permit Fees.

TABLE IV

Plumbing Permit Fees

Fees are per each item to be installed or altered.

Plumbing Item (1)	Fee
Site Utilities	
Catch Basin	\$11.50 <u>\$11.97</u>
Drywell, leach line, trench drain	\$11.50 <u>\$11.97</u>
Manufactured home utilities	\$75.00 <u>\$78.00</u>
Manholes	\$11.50 <u>\$11.97</u>
Rain Drain Connector	\$11.50 <u>\$11.97</u>
Footing Drain (1st 100 feet)	\$37.50 <u>\$39.00</u>
Footing Drain (Each Additional 100 Feet)	\$31.50 <u>\$32.79</u>
Sanitary Service (1st 100 feet)	\$37.50 <u>\$39.00</u>
Sanitary Service (Each Additional 100 Feet)	\$31.50 <u>\$32.79</u>
Storm Service (1st 100 Feet)	\$37.50 <u>\$39.00</u>
Storm Service (Each Additional 100 Feet)	\$31.50 <u>\$32.79</u>
Water Service (1st 100 Feet)	\$37.50 <u>\$39.00</u>
Water Service (Each Additional 100 Feet)	\$31.50 <u>\$32.79</u>
Fixture or Item	
Absorption Value	\$11.50 <u>\$11.97</u>

Backflow Preventer: Commercial	\$31.50	<u>\$32.79</u>
Backflow Preventer: Residential	\$18.50	<u>\$19.25</u>
Backwater Valve	\$11.50	<u>\$11.97</u>
Clothes Washer	\$11.50	<u>\$11.97</u>
Dishwasher	\$11.50	<u>\$11.97</u>
Drinking Fountain	\$11.50	<u>\$11.97</u>
Ejectors/Sump Pump	\$11.50	<u>\$11.97</u>
Expansion Tank	\$11.50	<u>\$11.97</u>
Fixture/Sewer Cap	\$11.50	<u>\$11.97</u>
Floor Drain/Floor Sink/Hub	\$11.50	<u>\$11.97</u>
Garbage Disposal	\$11.50	<u>\$11.97</u>
Hose Bib	\$11.50	<u>\$11.97</u>
Ice Maker	\$11.50	<u>\$11.97</u>
Interceptor/Grease Trap	\$11.50	<u>\$11.97</u>
Primer	\$11.50	<u>\$11.97</u>
Rain Drain: Commercial	\$11.50	<u>\$11.97</u>
Rain Drain: Single-Family Residential	\$44.50	<u>\$46.32</u>
Sink/Basin/Lavatory	\$11.50	<u>\$11.97</u>
Tub/Shower/Shower Pan	\$11.50	<u>\$11.97</u>
Urinal	\$11.50	<u>\$11.97</u>
Water Closet	\$11.50	<u>\$11.97</u>
Water Heater	\$11.50	<u>\$11.97</u>

Medical Gas Systems (Valuation)	
\$1 - \$5,000 Valuation	\$50.00 <u>\$53.00</u>
\$5,001 - \$10,000 Valuation	\$50.00 <u>\$52.00</u> plus \$1.00 <u>\$1.04</u> for each \$1,000 or fraction thereof over \$5,000
\$10,001 and over Valuation	\$55.00 <u>\$57.25</u> plus \$1.00 <u>\$1.04</u> for each \$1,000 or fraction thereof over \$10,000
Other (2)	
Minimum Fee: Electrical Water Heater	\$51.50 <u>\$53.61</u>
Minimum Fee: Residential Backflow	\$51.50 <u>\$53.61</u>
Minimum Fee: All Other	\$60.00 <u>\$62.46</u>
Plumbing Annual Permit for Commercial Industrial Locations (3)	
1 to 3 Plant Plumbers (up to 6 inspections)	\$882.75 <u>\$918.94</u>
1 to 3 Plant Plumbers Technicians (up to 12 inspections)	\$1,765.50 <u>\$1,837.88</u>
4 to 6 Plant Plumbers (up to 24 inspections)	\$3,532.00 <u>\$3,676.81</u>
7 to 12 Plant Plumbers (up to 36 inspections)	\$5,299.00 <u>\$5,516.25</u>
13 to 35 Plant Plumbers (up to 52 inspections)	\$7,066.00 <u>\$7,355.70</u>
25+ Plant Plumbers (up to 75 inspections)	\$8,833.50 <u>\$9,195.67</u>
Plan Review Fee	35% of Permit Fee Plus Submission Fee
Plan Review Submission Fee	\$61.50 <u>\$64.00</u>

Trip Fees	
Inspection Requested but Not Ready	\$36.50 <u>\$38.00</u>
Each Additional Inspection Over 2 Per Permit	\$36.50 <u>\$38.00</u>
Inspection of Existing Installation	\$73.00 <u>\$76.00</u>
Progress Inspections Per 1/2 Hour (Minimum)	\$36.50 <u>\$38.00</u>
Minimum Fee (2)	\$60.00 <u>\$62.46</u>

Footnotes:

1. A maximum of two inspections are provided with the permit. Additional inspections will be assessed a Trip Fee.
2. The plumbing permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater.
3. For commercial and industrial location employing full-time plumbing maintenance staff or having a yearly maintenance contract with a licensed plumbing contractor. All yearly maintenance contracts must detail the number of contract plumbers necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection is based on a 2-hour maximum. Annual permits are valid for inspection at one facility (site) only. See 17.08.090(e).

4.1 Table IV.1 - These fees apply to multi-family residential and commercial building permits for approval and acceptance by the Vancouver Fire Marshal's Office.

Valuation	Permit Fees
\$1 to \$500	\$10.00 <u>\$10.41</u>
\$501 to \$2,000	\$10.00 <u>\$10.41</u> for the first \$500 plus \$0.25 <u>\$0.26</u> for each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$13.75 <u>\$14.31</u> for the first \$2,000 plus \$1.00 <u>\$1.04</u> for each additional \$1,000 or fraction thereof up to and including \$25,000

\$25,001 to \$50,000	\$36.75 <u>\$38.25</u> for the first \$25,000 plus \$0.75 <u>\$0.78</u> for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001 to \$100,000	\$55.50 <u>\$57.77</u> for the first \$50,000 plus \$0.50 <u>\$0.52</u> for each additional \$1,000 or fraction thereof up to and including \$100,000
\$100,001 to \$500,000	\$80.50 <u>\$83.80</u> for the first \$100,000 plus \$0.45 <u>\$0.46</u> for each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$260.50 <u>\$271.18</u> for the first \$500,000 plus \$0.40 <u>\$0.42</u> for each additional \$1,000
\$1,000,001 & up	\$460.50 <u>\$479.38</u> for the first \$1,000,000 plus \$0.25 <u>\$0.26</u> for each additional \$1,000 or fraction thereof
Manufactured Structures Set-Up Fee	\$10.00 <u>\$10.41</u> per section, with a minimum fee of \$20.00 <u>\$20.82</u> per permit

5. Table V. Plan review fees. When submittal documents are required by this code, a plan review fee pursuant to Table V shall be paid at the time of submitting the submittal documents for plan review. The plan review fees specified in Table V are separate fees from the permit fees specified in this section and are in addition to the permit fees.

TABLE V

Plan Review Fees

Review	Fee
Building Plan Review	65% of Building Permit Fee (100% for "Fast Track" Review)
Single Permit Plan Review	50% of Single Permit Fee (77% for "Fast Track" Review)
Fire Plan Review (Commercial and Multi-Family Permits Only)	65% of the Fire Building Permit Fee
Mechanical or Plumbing Plan Review	25% of Permit Fee
Electrical Plan Review	35% of Permit Fee plus Submission Fee

6. Table VI. Grading and erosion control permit and plan review fees.

TABLE VI

Grading and Erosion Control Permit and Plan Review Fees

BUILDING - GRADING AND EROSION CONTROL	Plan Review Fee	Permit Fee
10 to 50 c.y.	No Fee	\$23.50 <u>\$24.46</u>
51 to 100 c.y.	\$23.50 <u>\$24.46</u>	\$37.00 <u>\$38.51</u>
101 to 1,000 c.y.		
Base Fee	\$37.00 <u>\$38.51</u>	\$37.00 <u>\$38.51</u>
Plus fee per 100 c.y. (or fraction thereof)		\$17.50 <u>\$18.21</u>
1,001 to 10,000 c.y.		
Base Fee	\$49.25 <u>\$51.26</u>	\$194.50 <u>\$202.47</u>
Plus per 1,000 c.y. (or fraction thereof)		\$14.50 <u>\$15.09</u>
10,001 to 100,000 c.y.		
Base fee for first 10,000 c.y.	\$49.25 <u>\$51.26</u>	\$325.00 <u>\$338.32</u>
Plus per 10,000 c.y. (or fraction thereof)	\$24.50 <u>\$25.50</u>	\$66.00 <u>\$68.70</u>
100,001 to 200,000 c.y.		
Base fee for first 100,000 c.y.	\$269.75 <u>\$280.80</u>	\$919.00 <u>\$956.67</u>
Plus per 10,000 c.y. (or fraction thereof)	\$13.25 <u>\$13.79</u>	\$36.50 <u>\$38.00</u>
200,001 c.y. or more		
Base fee for first 200,000 c.y.	\$402.25 <u>\$418.74</u>	Use 100,001 above
Plus per 10,000 c.y. (or fraction thereof)	\$7.25 <u>\$7.54</u>	Use 100,001 above

7. Table VII. Fire Protection System Fees.

TABLE VII

Fire Fees

No.	Activity	Base Fee	Per Head or Device
FIRE PROTECTION SYSTEMS AND COMPONENTS			
1.	Fire Pumps (each pump)		
	a) Review	\$200.00 \$208.20	
	b) Inspection	\$500.00 \$520.50	
2.	Stand Pipes (each stand pipe)		
	a) Review	\$70.00 \$72.87	
	b) Inspection	\$140.00 \$145.74	
3.	Underground Fire Service (each lateral)		
	a) Review	\$50.00 \$52.05	
	b) Inspection	\$140.00 \$145.74	
4.	Fire Sprinklers (each system)		
	a) Review	\$150.00 \$156.15	\$1.50 \$1.56
	b) Inspection	\$150.00 \$156.15	\$2.50 \$2.60
	B. Fire Sprinkler Tenant Improvements:		

	Category 1: AFFIDAVIT 1 TO 4 heads:		
	(Limited to arm-overs and drops in a light hazard occupancy with a head location diagram for inspection reference)		
	a) Review	\$0	\$0
	b) Inspection	\$50.00 <u>\$52.05</u>	\$0
	Category 2: AFFIDAVIT 5 to 20 heads:		
	(Limited to arm-overs and drops in a light hazard occupancy with a head location diagram for inspection reference)		
	a) Review	\$0	\$0
	b) Inspection	\$100.00 <u>\$104.10</u>	\$0
	Category 3: 21 or more heads:		
	(With full plans, limited to arm-overs and drops)		
	a) Review	\$50.00 <u>\$52.05</u>	\$0.50 <u>\$0.52</u>
	b) Inspections	\$100.00 <u>\$104.10</u>	\$1.50 <u>\$1.56</u>
	C. Dry Pipe, Antifreeze, Pre-Action (each in addition to fire sprinkler system)		
	a) Review	\$70.00 <u>\$72.87</u>	
	b) Inspection	\$140.00 <u>\$145.74</u>	
	5. Clean Agent System (CO2, FM-200, Inergen, etc.)		
	a) Review	\$250.00 <u>\$260.25</u>	

	b) Inspection	\$350.00 <u>\$364.35</u>	
6.	Commercial Cooking Hood and Duct Protection (per new system)		
	a) Review	\$180.00 <u>\$187.38</u>	
	b) Inspection	\$120.00 <u>\$124.92</u>	
	Commercial Cooking Hood and Duct Protection Minor Revisions		
	(Permit not required if modification is limited to normal maintenance, replacing or reconfiguring heads and no increase in flow points used). Applicant to notify Fire Marshal's Office of location and extent of work.		
	a) Review	\$0	
	b) Inspection	\$0	
7.	Fire Alarm Systems - Minor (additions, no new panel, up to 10 devices)		
	a) Review	\$50.00 <u>\$52.05</u>	\$2.00 <u>\$2.08</u>
	b) Inspections	\$100.00 <u>\$104.10</u>	\$5.00 <u>\$5.21</u>
8.	Fire Alarm Systems - Major (new panel or 11+ devices, central station)		
	a) Review	\$150.00 <u>\$156.15</u>	\$2.00 <u>2.08</u>
	b) Inspection	\$150.00 <u>\$156.15</u>	\$5.00 <u>\$5.21</u>
OTHER PERMITS			
9.	Underground Tank Demolition (each tank)		

	Flammable & Combustible Liquids - with reference diagram showing		
	a) Review	\$0	
	b) Inspection	\$17.00 \$17.70	
10.	Smoke Control Systems (up to 3 shafts)		Each add'l shaft
	a) Review	\$300.00 \$312.30	\$100.00 \$104.10
	b) Inspections	\$600.00 \$324.60	\$200.00 \$208.20
	Other Smoke Control (atriums, malls, others)		
	a) Review	\$300.00 \$312.20	
	b) Inspections	\$600.00 \$624.60	
TRIP FEES			
11.	Trip Fee Assessment	\$36.50 \$38.00	

Footnotes:

1. Trip fees are intended to recover actual costs and may be assessed where the requested inspections are for work that is not ready for inspection, the work is not accessible for inspection, or the appropriate personnel or documentation is not on site.

8. Other inspection and service fees.

A. Other inspections outside of the normal business hours (eight a.m./five p.m.) shall be \$114.00 per hour per inspector, with a minimum of two-hour charge required.

B. Re-inspection fees when required by VMC 17.08.130(i) shall be \$114.00 per hour, with a minimum of \$57.00 per inspection.

C. Inspections for which no fee is established shall be \$114.00 per hour, with a minimum of \$57.00 per inspection.

D. Additional plan review time required due to changes or revisions to already approved plans, or major redesigns after initial plan review shall be calculated at \$114.00 per hour, but shall not exceed an amount equal to the original plan check fee.

E. In addition to the fees defined above and in the proceeding tables, there shall be a \$23.00 issuance fee for each permit.

F. Permit fees not clearly defined by this section, or fees that are found by the Building Official and/or Fire Marshal to be inequitable using a valuation base, shall be determined by the Building Official and/or Fire Marshal by using a rational cost-of-service analysis. Fee determinations in such cases shall be made available to the public and disseminated to the applicable segments of the construction industry for use in future such cases.

G. Fees as specified in VMC 20.180.080 shall be collected to recover the cost of reviewing land development applications for compliance with the requirements of the IFC, including but not limited to fire apparatus access, fire person access, water supply, hydrant location, and fire department connection, etc.

H. Fee refunds. The Building Official and/or Fire Marshal may authorize refund of a fee paid hereunder which was erroneously paid or collected.

1. The Building Official and/or Fire Marshal may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

2. The Building Official and/or Fire Marshal may authorize refunding of not more than 80 per cent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any examination time has been expended.

3. The Building Official and/or Fire Marshal shall not authorize the refunding of any fee paid except upon written application filed by the original applicant not later than 180 days after the date of fee payment.

I. Re-inspection Fees. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called for is not complete or when corrections called for are not made.

1. Re-inspection fees are designed to discourage the practice of calling for inspections before the job is ready for such inspection or re-inspection.

2. Re-inspection fees may also be assessed under the following circumstances:

a When the inspection record card and permit is not posted or otherwise available on the work site.

b When approved plans are not readily available to the inspector for failure to provide access on the date the inspection is scheduled.

c When there is deviation from the approved plans.

3. The permit holder or their designated agent shall pay the required fee as set forth in the fee schedule and noted in the re-inspection fee notice.

4. In instances where re-inspection fees have been assessed, additional inspection of the work will not be performed until the required fee has been paid.

5. Reinspection fees will be assessed on Electrical, Plumbing and Mechanical Permits where the number of requested inspections exceeds two. Re-inspections fees may be assessed on Fire Permits where the number of requested inspections exceeds two.

J. Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical, plumbing system, fire sprinkler, fire alarm system and/or other fire code permits before obtaining the necessary permits shall be subject to an investigation fee established by the Building Official and/or Fire Marshal in addition to the required fees as set forth in this code.

1. The investigation fee for work commencing before permit issuance shall be the same as the required permit fees contained in the fee tables.

2. The investigation fee shall be paid prior to or at the time of the permit issuance.

3. The payment of the investigation fee shall not exempt an applicant from compliance with all provisions of the Vancouver Municipal Code or other applicable laws.

4. Such investigation fees may be in addition to any other penalty assessed under title 22 of the VMC.

Section 2. That part of Ordinance M-3643 codified at VMC 20.180.050 is hereby amended to read as follows:

Section 20.180.050 Revisions.

Development review fees. Effective January 1, 2010 and January 1st of each year thereafter, (d)development review fees shall be adjusted annually at a rate based upon the wage index referenced in the coalition labor agreement. The annual fee adjustment shall be implemented at the first of each year, beginning January 1, 2003, subject to approval by the City Council. Development review fees shall be reviewed periodically to ensure that they accurately reflect the current cost of providing services by an amount equal to the percentage change in the Consumer Price Index for the Portland-Salem, Oregon-Washington Metropolitan Area for Wage Earners and Clerical Workers (CPI-W) for the preceding year

ending on June 30 prepared by the Department of Labor, Bureau of Labor Statistics or a replacement index applicable to the City of Vancouver. Each such newly adjusted fee shall be rounded to the next higher whole dollar.

Section 3. That part of M-3643 codified at VMC 20.180.060, as last amended by Section 4 of M-3844, is hereby amended as follows:

Section 20.180.060 Planning Fees.

Required planning fees. Fees for planning related applications, permits, and services as of the effective date of this amendatory ordinance are set forth in Table 20.180.060 below.

Table 20.180.060		
Section	Activity	Fee
1.	Address Changes	\$250.00 <u>\$286.28</u>
2.	Airport height combining district	\$355.00 <u>\$406.51</u>
3.	Appeals (to Hearing Examiner, Planning Commission, or City Council)	
A.	Filed by a recognized city neighborhood association	\$75.00 <u>\$85.88</u>
B.	Involving an individual single-family or duplex lot	\$350.00 <u>\$400.79</u>
C.	All other (see SEPA fees for SEPA procedural appeal fee)	\$1,000.00 <u>\$1,145.10</u>
4.	Archaeological Review	
A.	Pre-Determinations	
1.	Base Fee	\$325.00 <u>\$372.16</u>
2.	Plus fee per acre for each acre more than 5	\$55.00 <u>\$62.98</u>
B.	Surveys and other special studies	Cost Recovery ¹

5.	Binding site plan	
A.	Conceptual – Requiring subsequent site plan review	
1.	Same as comparable short subdivision or subdivision	See short subdivision or subdivision
B.	Detailed – Not requiring subsequent site plan review	
1.	Same as comparable short subdivision or subdivision	See short subdivision or subdivision
2.	Plus one half (1/2) comparable site plan review	See site plan review
6.	Boundary Line Adjustments	
	Base fee	\$525.00 <u>\$601.18</u>
	Plus fee per lot for each additional lot more than two	\$170.00 <u>\$194.67</u>
7.	Comprehensive Plan Amendments (includes rezone in conjunction with plan amendment)	\$6,900.00 <u>\$7,901.19</u>
8.	Conditional Use Permit	\$4,225.00 <u>\$4,838.05</u>
9.	Continuance of Public Hearing	
A.	Initiated by applicant after public notice is mailed	\$1,000.00 <u>\$1,145.10</u>
B.	Resulting from inadequate information provided by the applicant. Does not apply in cases where new information is presented at the hearing by staff or other parties.	\$1,000.00 <u>\$1,145.10</u>
C.	Hearing Examiner Reconsideration Request	\$1,000.00 <u>\$1,145.10</u>
10.	Covenant Release - Full and Partial	\$4,450.00 <u>\$5,095.70</u>
11.	Critical Areas Permit	

A.	Single-family and duplex lots (Fee per Applicable Critical Area)	
1.	Fish and Wildlife Habitat Areas	\$750.00 <u>\$858.83</u>
2.	Frequently Flooded Areas	\$150.00 <u>\$171.77</u>
3.	Geologic Hazard Areas	\$150.00 <u>\$171.77</u>
4.	Wetland Areas	\$750.00 <u>\$858.83</u>
B.	All Others (Fee per Applicable Critical Area)	
1.	Fish and Wildlife Habitat Areas	\$1,500.00 <u>\$1,717.65</u>
2.	Frequently Flooded Areas	\$300.00 <u>\$395.06</u>
3.	Geologic Hazard Areas	\$300.00 <u>\$395.06</u>
4.	Wetland Areas	\$1,500.00 <u>\$1,717.65</u>
C.	Minor Exception Request	
1.	Single-family and duplex lots	\$345.00 <u>\$395.06</u>
2.	All others	\$360.00 <u>\$412.24</u>
D.	Reasonable Use Request	
1.	Single-family and duplex lots	\$1,965.00 <u>\$2,520.12</u>
2.	All others	\$4,376.00 <u>\$5,010.96</u>
E.	Digitizing Critical Areas Geographic Information	Cost Recovery ¹
12.	Design Review (Downtown)	
A.	Exterior reviews only	\$300.00 <u>\$343.53</u>
B.	All others	\$1,000.00 <u>\$1,145.10</u>

13.	Development Agreement	Cost Recovery ¹
14.	Extension of Preliminary Approval	\$350.00 <u>\$400.79</u>
15.	Grading and Erosion Control Permit (includes plan check and inspection)	
A.	50 cubic yards or less and less than 1 foot in depth	No fee
B.	51 to 100 c.y. or greater than 1 foot in depth	\$362.00 <u>\$414.53</u>
C.	101 to 1,000 c.y.	
1.	Base fee	\$680.00 <u>\$778.67</u>
2.	Plus fee per 100 c.y. (or fraction thereof)	\$15.00 <u>\$17.18</u>
D.	1,001 to 10,000 c.y.	
1.	Base fee	\$830.00 <u>\$950.43</u>
2.	Plus per 1,000 c.y. (or fraction thereof)	\$22.00 <u>\$25.19</u>
E.	10,0001 to 100,000 c.y.	
1.	Base fee for first 10,000 c.y.	\$1,250.00 <u>\$1,431.38</u>
2.	Plus per 10,000 c.y. (or fraction thereof)	\$42.00 <u>\$48.09</u>
F.	100,001 to 200,000 c.y.	
1.	Base fee for first 100,000 c.y.	\$1,470.00 <u>\$1,683.30</u>
2.	Plus per 10,000 c.y. (or fraction thereof)	\$65.00 <u>\$74.43</u>
G.	200,001 c.y. or more	
1.	Base fee for first 200,000 c.y.	\$2,212.00 <u>\$2,532.96</u>
2.	Plus per 10,000 c.y. (or fraction thereof)	\$65.00 <u>\$74.43</u>
H.	Fees resulting from work in progress without a	2 x regular fee

	permit	
16.	Home Occupation	
A.	General	\$100.00 <u>\$114.51</u>
B.	Penalty - When application is received after code enforcement action has been initiated.	2 x regular fee
17.	Human Service Facility Siting Request	\$350.00 <u>\$400.79</u>
18.	Joint use parking agreement	\$562.00 <u>\$643.55</u>
19.	Land Use Permit (Single family residential; sheds; decks; driveways; fences, etc.)	\$25.00 <u>\$28.63</u>
20.	Lot Determination	
A.	Base fee (1-2 lots)	\$1,095.00 <u>\$1,253.88</u>
B.	Plus per lot fee over 2	\$350.00 <u>\$400.79</u>
21.	Master Plan²	
A.	Conceptual (requiring subsequent site plan review)	\$3,888.00 <u>\$4,452.15</u>
B.	Detailed (not requiring subsequent site plan review)	\$3,888.00 <u>\$4,452.15</u> plus ½ applicable site plan review fee
C.	Hybrid (conceptual approval for overall site, plus partial detailed approval)	\$3,888.00 <u>\$4,452.15</u> plus 1/2 applicable site plan review fee for area for which detailed approval is sought
22.	Planned Development	
A.	Residential	
1.	Base fee	\$1,215.00 <u>\$1,391.30</u>

2.	Plus fee per unit	\$55.00 <u>\$62.98</u>
3.	Minimum: \$1,855.00 <u>\$2,040.00</u> ; maximum: \$8,055.00 <u>\$9,223.00</u> Subdivision fee reduced by ½ when filed simultaneously.	
B.	Non-Residential	
1.	Base fee	\$1,200.00 <u>\$1,374.12</u>
2.	Plus fee per sq. ft. – ground floor	\$0.30 <u>\$0.34</u>
3.	Plus fee per sq. ft. – upper floors	\$0.15 <u>\$0.17</u>
4.	Minimum: \$1,830.00 <u>\$2,095.00</u> ; maximum: \$12,040.00 <u>\$13,787.00</u>	
C.	Mixed	
1.	Base fee	1,200.00 <u>\$1,374.12</u>
2.	Plus fee per sq. ft. – ground floor	\$0.30 <u>\$0.34</u>
3.	Plus fee per sq. ft. – upper floors	\$0.15 <u>\$0.17</u>
4.	Minimum: \$1,830.00 <u>\$2,095.00</u> ; max: \$12,040.00 <u>\$13,787.00</u> No rezone fee. Subdivision reduced by ½ when filed simultaneously.	
23.	Planning Official Review	
A.	Temporary Use	
1.	Seasonal or special event	\$48.00 <u>\$54.96</u>
2.	Temporary sales office, model home, or unforeseen emergency	\$147.00 <u>\$168.33</u>

3.	Temporary Use in a Commercial or Industrial District	\$689.00 <u>\$788.97</u>
B.	Similar Use Determination or Other	\$689.00 <u>\$788.97</u>
24.	Plat Alteration	\$3,230.00 <u>\$3,698.67</u>
25.	Post-Decision Reviews	
A.	Post-decision review – Type I	\$170.00 <u>\$194.67</u>
B.	Post-decision review – Type II	\$480.00 <u>\$549.65</u>
C.	Post-decision review – Type III	\$750.00 <u>\$858.83</u>
26.	Pre-Application Conference Process	
A.	Pre-application conference request - Single-family and duplex lots	\$150.00 <u>\$171.77</u>
B.	Pre-application conference request - all others	\$500.00 <u>\$572.55</u>
C.	Pre-application waiver request	\$75.00 <u>\$85.88</u>
27.	Reconstruct Letter (authorizes replacement of destroyed structure)	\$115.00 <u>\$131.69</u>
28.	Reporting (misc. application and permit information)	Cost Recovery ¹
29.	SEPA Checklist (Environmental Review)	
A.	Critical Areas Permit	
1.	Single-family and duplex lots	\$122.00 <u>\$139.70</u>
2.	All other	
	a. Base fee	\$543.00 <u>\$621.79</u>
	b. Plus fee per acre of land disturbed by the project	\$24.00 <u>\$27.48</u>

B.	Grading Permit	
1.	Single-family and duplex lots	\$66.00 <u>\$75.58</u>
2.	All other	
	a. Base fee	\$490.00 <u>\$561.10</u>
	b. Plus fee per acre of land disturbed by the project	\$8.00 <u>\$9.16</u>
C.	Flood Plain Permit	
1.	Single-family residential and appurtenances	\$66.00 <u>\$75.58</u>
2.	All other	
	a. Base fee	\$543.00 <u>\$621.79</u>
	b. Plus fee per acre of land disturbed by the project	\$24.00 <u>\$27.48</u>
D.	Subdivision or Planned Development	
	a. Base fee	\$400.00 <u>\$458.04</u>
	b. Plus fee per acre of land disturbed by the project	\$5.00 <u>\$5.73</u>
E.	Site Plan Review – Residential	
	a. Base fee per unit up to 5 units	\$100.00 <u>\$114.51</u>
	b. Plus fee per unit more than 5	\$10.00 <u>\$11.45</u>
F.	Non-Projects (including rezone and annual review applications)	\$1,100.00 <u>\$1,259.61</u>
G.	All other reviews	
	a. Base fee	\$800.00 <u>\$916.08</u>
	b. Plus fee per acre of land disturbed by the project	\$26.00 <u>\$29.77</u>
H.	SEPA Procedural Appeal	\$65.00 <u>\$74.43</u>

	(See "Appeals - All others" for substantive SEPA appeal fee)	
I.	Environmental Impact Statement (EIS) Review	Cost Recovery ¹
30.	Sewer Connection Waiver Request	\$192.00 <u>\$219.86</u>
31.	Shoreline Permits	
A.	Shoreline Substantial Development Permit	\$3,500.00 <u>\$4,007.85</u>
B.	Shoreline Conditional Use Permit	\$3,850.00 <u>\$4,408.64</u>
C.	Shoreline Variance Request	\$3,850.00 <u>\$4,408.64</u>
32.	Short Subdivisions	
A.	Preliminary (9 lots or fewer) Plats	\$3,400.00 <u>\$3,893.34</u>
B.	Final Plat Check	\$1,155.00 <u>\$1,322.59</u>
33.	Signs - all except sandwich board signs	\$170.00 <u>\$194.67</u>
34.	Site Plan Review (Type I)	
A.	Residential	\$147.00 <u>\$168.33</u>
B.	Non Residential	\$689.00 <u>\$788.97</u>
35.	Site Plan Review (Type II) – Residential	
A.	Base fee	\$865.00 <u>\$990.51</u>
B.	Plus fee per unit	\$60.00 <u>\$68.71</u>
C.	Maximum fee:	\$12,193.00 <u>\$13,962.20</u>
36.	Site Plan Review (Type II) - Non Residential	
A.	General Case	
1.	Base fee	\$2,350.00 <u>\$2,690.99</u>

2.	Plus fee per sq. ft. – ground floor	\$0.10 <u>\$0.11</u>
3.	Plus fee per sq. ft. – upper floors	\$0.05 <u>\$0.06</u>
B.	Commercial pad within a previously approved site plan that was not originally reviewed for the proposed specific use or structure	\$1,605.00 <u>\$1,837.89</u>
C.	Land-extensive uses such as a golf course	\$1,935.00 <u>\$2,215.77</u>
D.	Unoccupied commercial and utility structures	\$890.00 <u>\$1,019.14</u>
37.	Special Valuation – Historic Preservation	\$253.00 <u>\$289.71</u>
38.	Subdivisions – Preliminary	
A.	2-9 Lots (not qualifying as a short subdivision)	\$3,596.00 <u>\$4,117.78</u>
B.	10-22 Lots	\$5,200.00 <u>\$5,954.52</u>
C.	23+ Lots	
1.	Base fee (for first 23 lots)	\$5,200.00 <u>\$5,954.52</u>
2.	Plus fee per lot (each lot more than 23)	\$130.00 <u>\$148.86</u>
D.	In conjunction with a planned development	1/2 regular fee
39.	Subdivisions – Final Plat Check	\$2,750.00 <u>\$3,149.03</u>
40.	Tenant improvement (if exempt from site plan review)	\$48.00 <u>\$54.96</u>
41.	Tree plan review	
A.	Levels 1, 2, 4, 5	\$165.00 <u>\$188.94</u>
B.	Levels 3, 6, 7	\$55.00 <u>\$62.98</u>
42.	Variance (full fee for 1st variance; 1/2 cost for 2nd; \$0 for 3rd or more)	

A.	Type I and Type II	
1.	Single-family and duplex lots	\$345.00 <u>\$395.06</u>
2.	All other	\$360.00 <u>\$412.24</u>
B.	Type III	
1.	Single-family and duplex lots	\$1,965.00 <u>\$2,250.12</u>
2.	All other	\$4,376.00 <u>\$5,010.96</u>
43.	Zoning Certificates	\$375.00 <u>\$429.41</u>
44.	Zoning Map or Text Change (not involving comprehensive plan amendment)	\$4,508.00 <u>\$5,162.11</u>

¹ Cost Recovery. Applicants or persons requesting reports will be required to sign an agreement that they will pay the actual cost of the work being performed. Actual costs will be calculated based on the salary and benefits of the employees performing work plus overhead at a rate of 30%.

² Projects with approved master plans, which include preliminary stormwater and transportation plans, shall be entitled to a 30% reduction in the fee for stormwater and transportation plan review.

Effective January 1, 2010, subject to the additional CPI-W adjustment set forth in VMC 20.180.050, (f)ees for planning related applications, permits, and services ~~are~~ shall be as set forth in Table 20.180.060, below.

Table 20.180.060

<u>Section</u>	<u>Activity</u>	<u>Fee</u>
<u>1.</u>	<u>Address Changes</u>	<u>\$314.91</u>
<u>2.</u>	<u>Airport height combining district</u>	<u>\$447.16</u>
<u>3.</u>	<u>Appeals (to Hearing Examiner, Planning Commission,</u>	

	<u>or City Council)</u>	
A.	<u>Filed by a recognized city neighborhood association</u>	<u>\$94.47</u>
B.	<u>Involving an individual single-family or duplex lot</u>	<u>\$440.87</u>
C.	<u>All other (see SEPA fees for SEPA procedural appeal fee)</u>	<u>\$1,259.61</u>
4.	<u>Archaeological Review</u>	
A.	<u>Pre-Determinations</u>	
1.	<u>Base Fee</u>	<u>\$409.38</u>
2.	<u>Plus fee per acre for each acre more than 5</u>	<u>\$69.28</u>
B.	<u>Surveys and other special studies</u>	<u>Cost Recovery¹</u>
5.	<u>Binding site plan</u>	
A.	<u>Conceptual – Requiring subsequent site plan review</u>	
1.	<u>Same as comparable short subdivision or subdivision</u>	<u>See short subdivision or subdivision</u>
B.	<u>Detailed – Not requiring subsequent site plan review</u>	
1.	<u>Same as comparable short subdivision or subdivision</u>	<u>See short subdivision or subdivision</u>
2.	<u>Plus one half (1/2) comparable site plan review</u>	<u>See site plan review</u>
6.	<u>Boundary Line Adjustments</u>	
	<u>Base fee</u>	<u>\$661.30</u>
	<u>Plus fee per lot for each additional lot more than two</u>	<u>\$214.14</u>
7.	<u>Comprehensive Plan Amendments</u> <u>(includes rezone in conjunction with plan amendment)</u>	<u>\$8,691.31</u>

8.	<u>Conditional Use Permit</u>	<u>\$5,321.86</u>
9.	<u>Continuance of Public Hearing</u>	
A.	<u>Initiated by applicant after public notice is mailed</u>	<u>\$1,259.61</u>
B.	<u>Resulting from inadequate information provided by the applicant. Does not apply in cases where new information is presented at the hearing by staff or other parties.</u>	<u>\$1,259.61</u>
C.	<u>Hearing Examiner Reconsideration Request</u>	<u>\$1,259.61</u>
10.	<u>Covenant Release - Full and Partial</u>	<u>\$5,605.27</u>
11.	<u>Critical Areas Permit</u>	
A.	<u>Single-family and duplex lots</u> <u>(Fee per Applicable Critical Area)</u>	
1.	<u>Fish and Wildlife Habitat Areas</u>	<u>\$944.71</u>
2.	<u>Frequently Flooded Areas</u>	<u>\$188.95</u>
3.	<u>Geologic Hazard Areas</u>	<u>\$188.95</u>
4.	<u>Wetland Areas</u>	<u>\$944.71</u>
B.	<u>All Others</u> <u>(Fee per Applicable Critical Area)</u>	
1.	<u>Fish and Wildlife Habitat Areas</u>	<u>\$1,889.42</u>
2.	<u>Frequently Flooded Areas</u>	<u>\$434.57</u>
3.	<u>Geologic Hazard Areas</u>	<u>\$434.57</u>
4.	<u>Wetland Areas</u>	<u>\$1,889.42</u>
C.	<u>Minor Exception Request</u>	

<u>1.</u>	<u>Single-family and duplex lots</u>	<u>\$434.57</u>
<u>2.</u>	<u>All others</u>	<u>\$453.46</u>
<u>D.</u>	<u>Reasonable Use Request</u>	
<u>1.</u>	<u>Single-family and duplex lots</u>	<u>\$2,772.13</u>
<u>2.</u>	<u>All others</u>	<u>\$5,512.06</u>
<u>E.</u>	<u>Digitizing Critical Areas Geographic Information</u>	<u>Cost Recovery ¹</u>
<u>12.</u>	<u>Design Review (Downtown)</u>	
<u>A.</u>	<u>Exterior reviews only</u>	<u>\$377.88</u>
<u>B.</u>	<u>All others</u>	<u>\$1,259.61</u>
<u>13.</u>	<u>Development Agreement</u>	<u>Cost Recovery ¹</u>
<u>14.</u>	<u>Extension of Preliminary Approval</u>	<u>\$440.87</u>
<u>15.</u>	<u>Grading and Erosion Control Permit</u> <u>(includes plan check and inspection)</u>	
<u>A.</u>	<u>50 cubic yards or less and less than 1 foot in depth</u>	<u>No fee</u>
<u>B.</u>	<u>51 to 100 c.y. or greater than 1 foot in depth</u>	<u>\$455.98</u>
<u>C.</u>	<u>101 to 1,000 c.y.</u>	
<u>1.</u>	<u>Base fee</u>	<u>\$856.54</u>
<u>2.</u>	<u>Plus fee per 100 c.y. (or fraction thereof)</u>	<u>\$19</u>
<u>D.</u>	<u>1,001 to 10,000 c.y.</u>	
<u>1.</u>	<u>Base fee</u>	<u>\$1,045.47</u>
<u>2.</u>	<u>Plus per 1,000 c.y. (or fraction thereof)</u>	<u>\$27.71</u>
<u>E.</u>	<u>10,0001 to 100,000 c.y.</u>	

<u>1.</u>	<u>Base fee for first 10,000 c.y.</u>	<u>\$1,574.52</u>
<u>2.</u>	<u>Plus per 10,000 c.y. (or fraction thereof)</u>	<u>\$52.90</u>
<u>F.</u>	<u>100,001 to 200,000 c.y.</u>	
<u>1.</u>	<u>Base fee for first 100,000 c.y.</u>	<u>\$1,851.63</u>
<u>2.</u>	<u>Plus per 10,000 c.y. (or fraction thereof)</u>	<u>\$81.87</u>
<u>G.</u>	<u>200,001 c.y. or more</u>	
<u>1.</u>	<u>Base fee for first 200,000 c.y.</u>	<u>\$2,786.26</u>
<u>2.</u>	<u>Plus per 10,000 c.y. (or fraction thereof)</u>	<u>\$81.87</u>
<u>H.</u>	<u>Fees resulting from work in progress without a permit</u>	<u>2 x regular fee</u>
<u>16.</u>	<u>Home Occupation</u>	
<u>A.</u>	<u>General</u>	<u>\$125.96</u>
<u>B.</u>	<u>Penalty - When application is received after code enforcement action has been initiated.</u>	<u>2 x regular fee</u>
<u>17.</u>	<u>Human Service Facility Siting Request</u>	<u>\$440.87</u>
<u>18.</u>	<u>Joint use parking agreement</u>	<u>\$707.91</u>
<u>19.</u>	<u>Land Use Permit</u> <u>(Single family residential; sheds; decks; driveways; fences, etc.)</u>	<u>\$31.49</u>
<u>20.</u>	<u>Lot Determination</u>	
<u>A.</u>	<u>Base fee (1-2 lots)</u>	<u>\$1,379.27</u>
<u>B.</u>	<u>Plus per lot fee over 2</u>	<u>\$440.87</u>
<u>21.</u>	<u>Master Plan²</u>	
<u>A.</u>	<u>Conceptual</u>	<u>\$4,897.37</u>

	(requiring subsequent site plan review)	
<u>B.</u>	<u>Detailed</u> (not requiring subsequent site plan review)	<u>\$4,897.37 plus ½ applicable site plan review fee</u>
<u>C.</u>	<u>Hybrid</u> (conceptual approval for overall site, plus partial detailed approval)	<u>\$4,897.37 plus 1/2 applicable site plan review fee for area for which detailed approval is sought</u>
<u>22.</u>	<u>Planned Development</u>	
<u>A.</u>	<u>Residential</u>	
<u>1.</u>	<u>Base fee</u>	<u>\$1,530.43</u>
<u>2.</u>	<u>Plus fee per unit</u>	<u>\$69.28</u>
<u>3.</u>	<u>Minimum: \$2,200; maximum: \$10,145.</u> <u>Subdivision fee reduced by ½ when filed simultaneously.</u>	
<u>B.</u>	<u>Non-Residential</u>	
<u>1.</u>	<u>Base fee</u>	<u>\$1,511.53</u>
<u>2.</u>	<u>Plus fee per sq. ft. – ground floor</u>	<u>\$0.37</u>
<u>3.</u>	<u>Plus fee per sq. ft. – upper floors</u>	<u>\$0.19</u>
<u>4.</u>	<u>Minimum: \$2,300; maximum: \$15,165</u>	
<u>C.</u>	<u>Mixed</u>	
<u>1.</u>	<u>Base fee</u>	<u>\$1,511.33</u>
<u>2.</u>	<u>Plus fee per sq. ft. – ground floor</u>	<u>\$0.37</u>
<u>3.</u>	<u>Plus fee per sq. ft. – upper floors</u>	<u>\$0.19</u>
<u>4.</u>	<u>Minimum: \$2,300; max: \$15,165.</u>	

	<u>No rezone fee.</u> <u>Subdivision reduced by ½ when filed simultaneously.</u>	
<u>23.</u>	<u>Planning Official Review</u>	
<u>A.</u>	<u>Temporary Use</u>	
<u>1.</u>	<u>Seasonal or special event</u>	<u>\$60.46</u>
<u>2.</u>	<u>Temporary sales office, model home, or unforeseen emergency</u>	<u>\$185.16</u>
<u>3.</u>	<u>Temporary Use in a Commercial or Industrial District</u>	<u>\$867.87</u>
<u>B.</u>	<u>Similar Use Determination or Other</u>	<u>\$867.87</u>
<u>24.</u>	<u>Plat Alteration</u>	<u>\$4,068.58</u>
<u>25.</u>	<u>Post-Decision Reviews</u>	
<u>A.</u>	<u>Post-decision review – Type I</u>	<u>\$214.14</u>
<u>B.</u>	<u>Post-decision review – Type II</u>	<u>\$604.62</u>
<u>C.</u>	<u>Post-decision review – Type III</u>	<u>\$944.71</u>
<u>26.</u>	<u>Pre-Application Conference Process</u>	
<u>A.</u>	<u>Pre-application conference request - Single-family and duplex lots</u>	<u>\$188.95</u>
<u>B.</u>	<u>Pre-application conference request - all others</u>	<u>\$629.81</u>
<u>C.</u>	<u>Pre-application waiver request</u>	<u>\$94.47</u>
<u>27.</u>	<u>Reconstruct Letter</u> <u>(authorizes replacement of destroyed structure)</u>	<u>\$144.86</u>
<u>28.</u>	<u>Reporting</u> <u>(misc. application and permit information)</u>	<u>Cost Recovery</u> ¹

<u>29.</u>	<u>SEPA Checklist (Environmental Review)</u>	
<u>A.</u>	<u>Critical Areas Permit</u>	
<u>1.</u>	<u>Single-family and duplex lots</u>	<u>\$153.67</u>
<u>2.</u>	<u>All other</u>	
	<u>a. Base fee</u>	<u>\$683.97</u>
	<u>b. Plus fee per acre of land disturbed by the project</u>	<u>\$30.23</u>
<u>B.</u>	<u>Grading Permit</u>	
<u>1.</u>	<u>Single-family and duplex lots</u>	<u>\$83.14</u>
<u>2.</u>	<u>All other</u>	
	<u>a. Base fee</u>	<u>\$617.21</u>
	<u>b. Plus fee per acre of land disturbed by the project</u>	<u>\$10.08</u>
<u>C.</u>	<u>Flood Plain Permit</u>	
<u>1.</u>	<u>Single-family residential and appurtenances</u>	<u>\$83.14</u>
<u>2.</u>	<u>All other</u>	
	<u>a. Base fee</u>	<u>\$683.97</u>
	<u>b. Plus fee per acre of land disturbed by the project</u>	<u>\$30.23</u>
<u>D.</u>	<u>Subdivision or Planned Development</u>	
	<u>a. Base fee</u>	<u>\$503.84</u>
	<u>b. Plus fee per acre of land disturbed by the project</u>	<u>\$6.30</u>
<u>E.</u>	<u>Site Plan Review – Residential</u>	
	<u>a. Base fee per unit up to 5 units</u>	<u>\$125.96</u>
	<u>b. Plus fee per unit more than 5</u>	<u>\$12.60</u>

<u>F.</u>	<u>Non-Projects (including rezone and annual review applications)</u>	<u>\$1,385.57</u>
<u>G.</u>	<u>All other reviews</u>	
	<u>a. Base fee</u>	<u>\$1,007.69</u>
	<u>b. Plus fee per acre of land disturbed by the project</u>	<u>\$32.75</u>
<u>H.</u>	<u>SEPA Procedural Appeal</u> <u>(See "Appeals - All others" for substantive SEPA appeal fee)</u>	<u>\$81.87</u>
<u>I.</u>	<u>Environmental Impact Statement (EIS) Review</u>	<u>Cost Recovery</u> ¹
<u>30.</u>	<u>Sewer Connection Waiver Request</u>	<u>\$241.85</u>
<u>31.</u>	<u>Shoreline Permits</u>	
<u>A.</u>	<u>Shoreline Substantial Development Permit</u>	<u>\$4,408.64</u>
<u>B.</u>	<u>Shoreline Conditional Use Permit</u>	<u>\$4,849.50</u>
<u>C.</u>	<u>Shoreline Variance Request</u>	<u>\$4,849.50</u>
<u>32.</u>	<u>Short Subdivisions</u>	
<u>A.</u>	<u>Preliminary (9 lots or fewer) Plats</u>	<u>\$4,282.67</u>
<u>B.</u>	<u>Final Plat Check</u>	<u>\$1,454.85</u>
<u>33.</u>	<u>Signs - all except sandwich board signs</u>	<u>\$214.14</u>
<u>34.</u>	<u>Site Plan Review (Type I)</u>	
<u>A.</u>	<u>Residential</u>	<u>\$185.16</u>
<u>B.</u>	<u>Non Residential</u>	<u>\$867.87</u>
<u>35.</u>	<u>Site Plan Review (Type II) – Residential</u>	
<u>A.</u>	<u>Base fee</u>	<u>\$1,089.56</u>

<u>B.</u>	<u>Plus fee per unit</u>	<u>\$75.58</u>
<u>C.</u>	<u>Maximum fee:</u>	<u>\$15,358.42</u>
<u>36.</u>	<u>Site Plan Review (Type II) - Non Residential</u>	
<u>A.</u>	<u>General Case</u>	
<u>1.</u>	<u>Base fee</u>	<u>\$2,960.09</u>
<u>2.</u>	<u>Plus fee per sq. ft. – ground floor</u>	<u>\$0.12</u>
<u>3.</u>	<u>Plus fee per sq. ft. – upper floors</u>	<u>\$0.07</u>
<u>B.</u>	<u>Commercial pad within a previously approved site plan that was not originally reviewed for the proposed specific use or structure</u>	<u>\$2,021.68</u>
<u>C.</u>	<u>Land-extensive uses such as a golf course</u>	<u>\$2,437.35</u>
<u>D.</u>	<u>Unoccupied commercial and utility structures</u>	<u>\$1,121.05</u>
<u>37.</u>	<u>Special Valuation – Historic Preservation</u>	<u>\$318.68</u>
<u>38.</u>	<u>Subdivisions – Preliminary</u>	
<u>A.</u>	<u>2-9 Lots (not qualifying as a short subdivision)</u>	<u>\$4,529.56</u>
<u>B.</u>	<u>10-22 Lots</u>	<u>\$6,549.97</u>
<u>C.</u>	<u>23+ Lots</u>	
<u>1.</u>	<u>Base fee (for first 23 lots)</u>	<u>\$6,549.97</u>
<u>2.</u>	<u>Plus fee per lot (each lot more than 23)</u>	<u>\$163.75</u>
<u>D.</u>	<u>In conjunction with a planned development</u>	<u>1/2 regular fee</u>
<u>39.</u>	<u>Subdivisions – Final Plat Check</u>	<u>\$3,463.93</u>
<u>40.</u>	<u>Tenant improvement (if exempt from site plan review)</u>	<u>\$60.46</u>

41.	<u>Tree plan review</u>	
A.	<u>Levels 1, 2, 4, 5</u>	<u>\$207.83</u>
B.	<u>Levels 3, 6, 7</u>	<u>\$69.28</u>
42.	<u>Variance (full fee for 1st variance; 1/2 cost for 2nd; \$0 for 3rd or more)</u>	
A.	<u>Type I and Type II</u>	
1.	<u>Single-family and duplex lots</u>	<u>\$434.57</u>
2.	<u>All other</u>	<u>\$453.46</u>
B.	<u>Type III</u>	
1.	<u>Single-family and duplex lots</u>	<u>\$2,475.13</u>
2.	<u>All other</u>	<u>\$5,512.06</u>
43.	<u>Zoning Certificates</u>	<u>\$472.35</u>
44.	<u>Zoning Map or Text Change</u> <u>(not involving comprehensive plan amendment)</u>	<u>\$5,678.32</u>

¹ Cost Recovery. Applicants or persons requesting reports will be required to sign an agreement that they will pay the actual cost of the work being performed. Actual costs will be calculated based on the salary and benefits of the employees performing work plus overhead at a rate of 30%.

² Projects with approved master plans, which include preliminary stormwater and transportation plans, shall be entitled to a 30% reduction in the fee for stormwater and transportation plan review.

Section 4. That part of Ordinance M-3643, codified at 20.180.070, as amended by Section 1 of Ordinance M-3769, is amended to read as follows:

Section 20.180.070 Development Engineering Fees.

Fees for development engineering. Fees for development engineering related applications, permits, and services are set forth in Table 20.180.070 VMC:

Table 20.180.070 – Development Engineering Fees		
Section	Engineering Activity	Fee
1.	Binding Site Plan (in addition to underlying site plan review fee)	
A.	Conceptual – Requiring subsequent site plan review	
1.	Same as comparable short plat or subdivision	See short plat or subdivision
B.	Detailed – Not requiring subsequent site plan review	
1.	Same as comparable short plat or subdivision	See short plat or subdivision
2.	Plus same as comparable site plan review	See site plan
2.	Conditional Use Permit	
A.	Stormwater plan review	\$737.00 <u>\$767.22</u>
B.	Transportation plan review	\$990.00 <u>\$1,030.59</u>
3.	Continuance of Public Hearing (Applicant initiated)	\$420.00 <u>\$437.22</u>
4.	Drainage Projects (special)	
A.	Plan review fee	\$373.00 <u>\$388.29</u>
B.	Construction inspection fee	\$383.00 <u>\$398.70</u>
C.	Fees resulting from working without a permit	2 x Regular Fee
5.	Escrow Review and Administration	

A.	\$0 to \$10,000 (Final city approved escrow amount)	
1.	Base fee	\$250.00 <u>\$260.25</u>
2.	Plus percentage of final city approved escrow amount	1.5%
B.	\$10,001 to \$100,000 (Final city approved escrow amount)	
1.	Base fee	\$500.00 <u>\$520.50</u>
2.	Plus percentage of final city approved escrow amount	1.0%
C.	Greater than \$100,000 (Final city approved escrow amount)	
1.	Base fee	\$1,000.00 <u>\$1,041.00</u>
2.	Plus percentage of final city approved escrow amount	1.0%
6.	Home Occupation	\$28.00 <u>\$29.15</u>
7.	Inspection Fees – Additional	
A.	Construction inspection after normal work hours ¹	Cost recovery ²
B.	Construction re-inspection during normal work hours	Cost recovery ²
8.	Plan Review, Final Engineering -- Additional	
A.	Each additional review (beyond 3) for either stormwater or transportation	\$388.00 <u>\$403.91</u>
9.	Post Decision Review – Specifications	
A.	Change specifications prior to submittal	No fee
B.	Change specifications after first review	1/2 regular fee

C.	Change specifications after final approval	Full regular fee
10.	Right-of-way Permits	
A.	City of Vancouver	
1.	Base fee	\$100.00 <u>\$104.10</u>
2.	Plus fee per lineal foot of improvement (includes all frontage improvements and trenching in right-of-way)	\$1.80 <u>\$1.87</u>
B.	Clark County (County reviews stormwater and transportation)	\$100.00 <u>\$104.10</u>
C.	WSDOT	\$250.00 <u>\$260.25</u>
11.	Site Plans	
A.	Stormwater plan review (includes preliminary and final) ³	
1.	General Case:	
	a. Base fee:	\$1,111.00 <u>\$1,156.55</u>
	Plus charge per square foot of impervious area as follows (including roof area):	
	b. First 0.99 acre	\$0.04
	c. Next 1 to 5 acres	\$0.02
	d. Over 5 acres	\$0.004
2.	Unoccupied commercial and utility structures	\$359.00 <u>\$373.72</u>
3.	Tenant Improvements	\$75.00 <u>\$78.08</u>
B.	Transportation plan review (includes preliminary and final)	

	³	
1.	General case	\$2,835.00 <u>\$2,951.00</u>
2.	Unoccupied commercial and utility structures	\$1,178.00 <u>\$1,226.30</u>
3.	Tenant Improvements	\$104.00 <u>\$108.26</u>
C.	Construction inspection fees (stormwater and transportation)	
1.	Small projects (less than 1 acre of impervious surface)	
	a. Base Fee	\$710.00 <u>\$739.11</u>
	b. Plus charge per square foot of impervious surface	\$0.01
2.	Medium projects (1.0 to 4.99 acres of impervious surface)	
	a. Base Fee	\$1,420.00 <u>\$1,478.22</u>
	b. Plus charge per square foot of impervious surface	\$0.005
3.	Large projects (over 5 acres of impervious surface) -- \$10,000 maximum.	
	a. Base Fee	\$2,840.00 <u>\$2,956.44</u>
	b. Plus charge per square foot of impervious surface	\$0.002
4.	Unoccupied commercial and utility structures	\$237.00 <u>\$246.72</u>
5.	Tenant Improvements	\$75.00 <u>\$78.08</u>
12.	Short Subdivisions (2-9 lots)	
A.	Plan review fee (includes preliminary and final)	

1.	Stormwater	\$1,110.00 <u>\$1,155.51</u>
2.	Transportation	\$1,541.00 <u>\$1,604.18</u>
B.	Construction Inspection Fee	
1.	Stormwater	\$967.00 <u>\$1,006.65</u>
2.	Transportation	\$967.00 <u>\$1,006.65</u>
13.	Subdivision (2-9 lots, not qualifying as short subdivision)	Same as Subdivision
14.	Subdivision	
A.	Plan review fees	
1.	Stormwater	
	a. Base fee	\$1,000.00 <u>\$1,041.00</u>
	b. Plus per lot fee	
	1. less than 23 lots	\$42.00 <u>\$43.72</u>
	2. 23 or more lots	\$37.00 <u>\$38.52</u>
2.	Transportation	
	a. Base fee	\$2,219.00 <u>\$2,309.98</u>
	b. Plus per lot fee	\$53.00 <u>\$55.17</u>
B.	Construction inspection fees	
1.	Stormwater	
	a. Base fee	\$659.00 <u>\$686.02</u>
	b. Plus per lot fee	\$65.00 <u>\$67.67</u>
2.	Transportation	

	a. Base fee	\$2,076.00 <u>\$2,161.12</u>
	b. Plus per lot fee	\$19.00 <u>\$19.78</u>
15.	Street Modification – Transportation	
A.	Prior to public hearing or administrative decision	
1.	Administrative modification	\$139.00 <u>\$144.70</u>
2.	Technical (minor) modification	\$1,017.00 <u>\$1,058.70</u>
3.	Design (major) modification	\$2,019.00 <u>\$2,101.78</u>
B.	After public hearing or administrative decision	
1.	Administrative modification	\$139.00 <u>\$144.70</u>
2.	Technical (minor) modification	\$1,275.00 <u>\$1,327.28</u>
3.	Design (major) modification	\$2,284.00 <u>\$2,377.64</u>
C.	Appeal to Hearing Examiner	\$1,017.00 <u>\$1,058.70</u>
16.	Traffic Signal Plan Review and Inspection	
A.	Plan review fee	\$3,329.00 <u>\$3,465.49</u>
B.	Civil construction inspection fee	\$2,000.00 <u>\$2,082.00</u>
17.	Transportation Concurrency Review	
A.	Concurrency certificate request evaluation (preliminary scoping)	\$139.00 <u>\$144.70</u>
B.	Traffic study review	\$277.00 <u>\$288.36</u>
C.	Model maintenance fee per trip (peak hour); \$1,500 maximum.	\$42.00 <u>\$43.72</u>
18.	Variance (all cases)	

A.	Stormwater	\$555.00 <u>\$577.76</u>
B.	Transportation	\$770.00 <u>\$801.57</u>

¹ Costs for construction inspection services scheduled after normal business hours solely for the convenience of the contractor (i.e., not resulting from delays caused by the city) shall be reimbursed to the city on a cost recovery basis (see Note 2).

² Cost recovery. Contractor will be required to sign an agreement that they will pay actual costs of the inspection. Actual costs will be salary and benefits for employees performing work plus overhead at the rate of 30%. The contractor will be sent an itemized billing.

³ Projects with approved master plans, which include preliminary stormwater and transportation plans, shall be entitled to a 30% reduction in the fee for stormwater and transportation plan review.

Section 5. That part of Ordinance M-3643, codified as VMC 20.180.080, as amended by

Section 2 of Ordinance M-3883, is amended to read as follows:

Section 20.180.080 Fire Review Fees.

A. Fees payable for fire review. Fees for reviewing and inspecting land development applications and building plans for compliance with the requirements of the International Fire Code are set forth in Table 20.180.080 VMC:

Table 20.180.080 - Fire Review Fees		
Section	Activity	Fee
1.	Planning and Development Review	
A.	Site Plan Review	
1.	Type I	\$230.00 <u>\$239.43</u>
2.	Type II	\$640.00 <u>\$666.24</u>
3.	Type III	

	Base Fee for first 23 lots	\$960.00 <u>\$999.36</u>
	Plus fee per lot over 23	\$36.00 <u>\$37.48</u>
4.	Type IV	
	Base Fee for up to 23 lots	\$960.00 <u>\$999.36</u>
	Plus fees for lot over 23	\$43.00 <u>\$44.76</u>
5.	All other site plan reviews	\$230.00 <u>\$239.43</u>
B.	Fire Official Review	\$200.00 <u>\$208.20</u>
C.	All Other Land Use applications	\$160.00 <u>\$166.56</u>

Section 6. Savings. The ordinances, or portions of those ordinances, which are amended by this ordinance shall remain in full force and effect until the effective date of this ordinance

Section 7. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 8. Effective Date. This ordinance shall take effect sixty (60) days from final adoption.

Read first time: November 10, 2008

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers Campbell, Smith, Leavitt, Stewart, Jollota, Pollard

Nays: None

Absent: Councilmember Harris

Read second time: November 17, 2008

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers Campbell, Smith, Leavitt, Stewart, Jollota, Pollard

Nays: None

Absent: None

SIGNED this 17th day of November 2008.

Royce E. Pollard, Mayor

Attest:

R. Lloyd Tyler, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

Ted H. Gathe, City Attorney

SUMMARY

ORDINANCE NO. M-3895

AN ORDINANCE relating to cost recovery and fees; amending certain fee schedules set forth in Chapter 17.080 and Chapter 20.180 of the Vancouver Municipal Code. Fees are increased for Fire Department and Building Division plan reviews and inspections by amounts set forth in amendments to VMC 17.080.130 and for Development Review Services land use and development review services by amounts set forth in amendments to Chapter 20.080 VMC. The ordinance provides for savings, severability, and effective date sixty (60) days from final adoption.