



LYNNWOOD
WASHINGTON

ORDINANCE NO. 3307

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4 **AN ORDINANCE OF THE CITY OF LYNNWOOD, WASHINGTON,**
5 **AMENDING THE CITY'S FEE SCHEDULE; AMENDING LMC**
6 **3.104.090 TITLE 9 FIRE PERMITS, LMC 3.104.150 TITLE 15 ONE**
7 **AND TWO FAMILY DWELLING PLUMBING AND MECHANICAL**
8 **FEES, LMC 3.104.160 TITLE 16 BUILDING, ELECTRICAL,**
9 **GRADING, COMMERCIAL AND MULTI FAMILY PLUMBING AND**
10 **MECHANICAL FEES, AND LMC 3.104.210 TITLE 21 ZONING FEES;**
11 **ADDING A NEW SECTION 3.104.230 TO THE LYNNWOOD**
12 **MUNICIPAL CODE; AND PROVIDING FOR SEVERABILITY, AN**
13 **EFFECTIVE DATE AND SUMMARY PUBLICATION.**
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17 WHEREAS, the City of Lynnwood charges permit fees to cover the cost of plan review,
18 approval and inspections; and

19 WHEREAS, the City undertook a comprehensive analysis of its fee structure to
20 establish actual cost and fee recovery rates; and

21 WHEREAS, the fee study also compared Lynnwood's fees with similar jurisdictions in
22 the region; and

23 WHEREAS, the study suggested areas where fees could be adjusted to better reflect
24 the City's actual cost of providing the relevant services; and

25 WHEREAS, the City seeks to simplify its fee schedule for improved understanding by
26 our customers and administration by the staff, and to facilitate the pending conversion on on-
27 line permitting; and

28 WHEREAS, the City Council wishes to establish an effective date for this Ordinance
29 that is sixty days after the Ordinance's publication, in order to allow time for the City to
30 update the computer software to implement the amended fee schedule; and

31 WHEREAS, the City Council has determined that the fee amendments stated in this
32 Ordinance are reasonable and appropriate to allow the City to recover the costs of providing
33 the pertinent services to the public; now, therefore

1 THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO ORDAIN AS
2 FOLLOWS:

3 Section 1. Table 3.104.090 in LMC 3.104.090 is amended to read as stated in Exhibit A,
4 attached hereto and incorporated herein by this reference.

5 Section 2. Table 3.104.150 in LMC 3.104.150 is amended to read as stated in Exhibit B,
6 attached hereto and incorporated herein by this reference.

7 Section 3. Table 3.104.160 in LMC 3.104.160 is amended to read as stated in Exhibit C,
8 attached hereto and incorporated herein by this reference.

9 Section 4. Table 3.104.210 in LMC 3.104.210 is amended to read as stated in Exhibit D,
10 attached hereto and incorporated herein by this reference.

11 Section 5. A new section 3.104.230 is added to the Lynnwood Municipal Code to read as
12 follows:

13 **3.104.230** Technology Fee. In addition to any other fee or charge required by the
14 City, every person paying any fee or charge required under LMC 3.104.010, LMC
15 3.104.030, LMC 3.104.050, LMC 3.104.090, LMC 3.104.120, LMC 3.104.130, LMC
16 3.104.140, LMC 3.104.150, LMC 3.104.160, LMC 3.104.170, LMC 3.104.180, LMC
17 3.104.190 and LMC 3.104.210 shall pay a technology fee to the City. The technology
18 fee shall be in the amount of 2.5 percent of fees or charges required under the above
19 code sections.

20 Section 6. If any section, sentence, clause or phrase of this Ordinance should be held to be
21 invalid or unconstitutional by a court of competent jurisdiction, such invalidity or
22 unconstitutionality shall not affect the validity or constitutionality of any other section,
23 sentence, clause or phrase of this Ordinance.

24 Section 7. This Ordinance or a summary thereof consisting of the title shall be published in
25 the official newspaper of the City and shall take effect and be in full force sixty (60) days after
26 publication.

27 PASSED BY THE CITY COUNCIL, the 23rd day of July 2018.

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29 APPROVED:

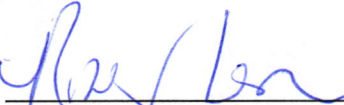
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32 _____
33 Nicola Smith, Mayor
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ATTEST/AUTHENTICATED:

Sonja Springer, Finance Director

APPROVED AS TO FORM:



Rosemary Larson, City Attorney

FILED WITH ADMINISTRATIVE SERVICES: 07/27/2018
PASSED BY THE CITY COUNCIL: 07/23/2018
PUBLISHED: 08/10/2018
EFFECTIVE DATE: 08/15/2018
ORDINANCE NUMBER: 3307

Exhibit A

Table 3.104.090 – LMC Title 9 Fees and Charges

LMC TITLE 9 – FIRE PERMITS, INSPECTIONS, AND SERVICE FEES

PLAN REVIEW FEES

<u>Plan review</u>	Minimum 1 hour	\$120.00
Expedited Review		
Initial	2-hour minimum @\$120.00 per hour	\$240.00
Resubmittal	1-hour minimum @ \$120.00 per hour	\$120.00
Miscellaneous review		
Adult family home	Minimum 1 hour @ 120.00 per hour	\$120.00
Other	Minimum 1 hour @ 120.00 per hour	\$120.00

INSPECTION FEES

Inspection	<u>Minimum 1 hour</u>	\$120.00
Re-inspection	Work concealed without inspection or work not ready at the time of inspection	
	First re-inspection	\$150.00
	Second re-inspection	\$300.00
	Third+ re-inspections	\$450.00
Inspection, Overtime - Weekday Call Back	2-hour minimum charge @ 120.00 per hour	\$240.00
Inspection, Overtime- Weekend/Holiday	4-hour minimum charge @ 120.00 per hour	\$480.00

Failure to call for fire alarm inspection within 24 hours For fire alarm/transmitters within occupied buildings PER-DAY.			\$75.00
Working without Permit	1 st Offense		\$500.00
	2 nd Offense		\$1000.00
	3 rd Offense		\$1,500.00
	4 th Offense		\$2,000.00
	5 th Offense		\$2,500.00
	6 th Offense		\$5,000.00

PERMIT FEES

Commercial Hood			116.00
Base fee	Per system		\$450.00
Suppression Systems		New flat fee	\$250.00
	5 or less devices, communicator	New flat fee	\$500.00
Fire alarm systems	6-25 devices, panel replacement		\$120.00
	Base fee per system		
New and greater than 25 devices			
Note: Each item cost is per unit and includes plan review and inspection time			
Pull station			
	Fire alarm control panel		\$125.00
	Power supply		\$60.00
	Keypad		\$30.00
	Notification device		\$7.00
	Smoke/Heat/Pull Station, per unit		\$7.00
	Duct detector, per unit		\$22.00
	Flow/tamper/pressure switch, per unit		\$7.00
	Transmitter, per unit		\$90.00
	NAC		\$30.00
Fire Sprinkler Systems NFPA 13-D	One/Two family and townhomes		\$180.00
NFPA 13 or 13R			
Tenant Improvements	5 or less heads	New flat fee	\$250.00

	6-25 heads	<u>New flat fee</u>	\$500.00
New and greater than			
25 devices	Base fee		\$120.00
Note: Each item cost is	Wet riser		\$190.00
per unit and includes plan	Dry riser		\$250.00
review and inspection	Sprinkler head, per unit		\$7.00
time	Standpipe, per unit		\$450.00
	Fire pump, per unit		\$480.00
	Additional control valve, per unit		\$8.00
	Hydro testing, per project or floor		\$30.00
Underground storage tank	Commercial		\$450.00
decommissioning	Residential, per tank		\$200.00
Operational Permits			
Self-service gas fuel station	Per retail sales outlet, per year		\$120.00
Indoor tire storage	Per retail sales outlet, per year		\$120.00
Hot works	Including cutting, welding, and torch down roofing per event		\$80.00
<u>SERVICES AND OTHER CHARGES</u>			
Appeal	Hearing Examiner (Deposit)		\$1500.00
Preventable alarms	After 3 alarms within 180 days		\$250.00

Exhibit B

Table 3.104.150 – LMC Title 15 Fees and Charges

LMC TITLE 15 – ONE AND TWO-FAMILY DWELLING PLUMBING AND MECHANICAL FEES

Mechanical Permit Fees	Up to 4 pieces of equipment	\$175.00
	Per piece of equipment over 4	\$15.00
Plumbing Fees		
	Up to 4 fixtures	\$175.00
	Per fixture over 4	\$15.00
Gas Piping System – standalone Permit	Up to 4 outlets	\$175.00
	Per outlet over 4	\$15.00
Gas Piping as part of a Plumbing or mechanical permit	Per outlet (when included in outlet count)	\$15.00
Backflow Prevention Device – Standalone permit	Up to 4 devices	\$175.00
	Per device over 4	\$15.00
Backflow Prevention Device – As part of a plumbing system permit	Per device (when included in outlet count)	\$15.00

Exhibit C

Table 3.104.160 – LMC Title 16 Fees and Charges

LMC TITLE 16 – BUILDING, SINGLE-FAMILY, ELECTRICAL AND GRADING FEES.

COMMERCIAL AND MULTI-FAMILY PLUMBING AND MECHANICAL FEES

Fees are based upon the International Building Code Council Valuation Data Table for construction valuation or the International Building Code for square footage, whichever is greater.

Building and Single-Family Permits

Total valuation Equal to:

\$0 – \$1,000.00

Up to \$1,000.00 \$53.00

\$1,001.00 – \$2,000.00

First \$1,000.00 plus \$53.00

For each additional \$100.00 or fraction thereof, up to and including \$2,000.00 \$4.00

\$2,001.00 – \$25,000.00

First \$2,000.00, plus \$93.00

For each additional \$1,000.00 or fraction thereof, up to and including \$25,000.00

\$25,001.00 – \$50,000.00

First \$25,000.00, plus \$484.00

For each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00 \$12.00

\$50,001.00 – \$100,000.00

First \$50,000.00, plus \$784.00

For each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00 \$8.00

\$100,001.00 – \$500,000.00

First \$100,000.00, plus \$1,184.00

For each additional \$1,000.00 or fraction thereof, up to and including \$500,000.00 \$7.00

\$500,001.00 – \$1,000,000.00

First \$500,000.00, plus \$3,984.00

For each additional \$1,000.00 or fraction thereof, up to and including \$1,000,000.00 \$6.00

\$1,000,001.00 – \$5,000,000.00	
First \$1,000,000.00, plus	\$6,984.00
For each additional \$1,000.00 or fraction thereof, up to and including \$5,000,000.00	\$4.00
\$5,000,001.00 and up	
First \$5,000,000.00, plus	\$22,984.00
For each additional \$1,000.00	\$3.00

NOTE: For single-family residential solar energy systems, valuation shall be based on structural components and labor only.

Fees are based upon the International Building Code Council Valuation Data Table for construction valuation or the International Building Code for square footage, whichever is greater.

Building Permit – Other Inspections and Fees

Multi-family single-use water heater (gas or electric)	\$175.00 (including 4 fixtures/equipment), \$15.00 Per fixture/equipment over 4	
Demolition, commercial/multifamily		\$1,500.00
Demolition, single-family	Primary building, and/or accessory building	\$150.00
Inspection, adult family home	Includes \$120.00 Fire Inspection Fee	\$300.00
Inspection, minimum site	Commercial, residential and occupancy	\$175.00
Inspection, miscellaneous/other		\$175.00
Inspection, overtime – Weekday call back	Hourly, with 2-hour minimum*	\$175.00
Inspection, overtime – Weekend/holiday	Hourly, with 4-hour minimum*	\$175.00
*Or the total hourly cost incurred by the city, whichever is greatest. The actual cost shall include wages, benefits, overhead, supervision, supplies and equipment of the employees involved.		
Inspection, reinspection	Work concealed without inspection or work not ready at the time of inspection will be charged a reinspection fee	

	1st reinspection	\$150.00
	2nd reinspection	\$300.00
	3rd+ reinspection	\$450.00
Investigation, stop work orders	Amount equal to permit fee	
Plan review	Fee, applies to all permits requiring review, unless listed below	65% of building of single-family permit fee
	Fee, applies to commercial/multifamily plumbing and mechanical permits requiring review	40% of plumbing/mechanical fees
	Hourly, additional review required for changes, additions or revisions to approved plans, 1-hour minimum	\$175.00
Overtime plan review	Weekday overtime plan review: hourly, with 2-hour minimum*	\$175.00
	Weekend, holiday, or weekday call-back: hourly, with 4-hour minimum	\$175.00
Expedited plan review	Hourly, for projects up to \$100,000 in construction value	\$175.00
	Surcharge, for projects in excess of \$100,000 in construction value	70% of plan review fee
Banner permit	Per occupancy	\$40.00
Solar system, commercial or single-family not meeting the permitting checklist requirements	Fee based on building permit valuation table	
Solar system, single-family per permitting checklist	Permit fee	\$120.00

*Or the total hourly cost incurred by the city, whichever is greatest. The actual cost shall include wages, benefits, overhead, supervision, supplies and equipment of the employees involved.

Fees are based upon the International Building Code Council Valuation Data Table for construction valuation or the International Building Code for square footage, whichever is greater.

Electrical Permit Fees

Inspection, miscellaneous/other	Fee	\$175.00
Inspection, overtime – Weekday call back	Hourly, with 2-hour minimum*	\$175.00
Inspection, overtime – Weekend/holiday	Hourly, with 4-hour minimum*	\$175.00
Inspection, re-inspection	1st re-inspection	\$150.00
	2nd re-inspection	\$300.00
	3rd re-inspection	\$450.00
Investigation, stop work orders	Amount equal to original permit fee	
Plan review	Fee is 40% of the electrical permit fee or minimum charge, applies to all permits requiring review	\$40.00
	Hourly, additional review required for changes, additions or revisions to approved plans, with 1-hour minimum*	\$175.00
	Overtime review, hourly, 1-hour minimum charge*	\$175.00
Expedited plan review	Hourly, for projects up to \$100,000 in construction value	\$175.00
	Surcharge, for projects in excess of \$100,000 in construction value	70% of plan review fee

Electrical – Commercial and Multi-Family (includes Low Voltage Solar Systems)

Total valuation equal to:

Up to \$1,000.00	\$60.00
\$1,001.00 to \$5,000.00	
For the first \$1,000.00	\$90.00
Per additional \$1,000.00 or fraction thereof	\$8.00
\$5,001.00 to \$20,000.00	

For the first \$5,000.00	\$160.00
Per additional \$1,000.00 or fraction thereof	\$18.00
\$20,001.00 to \$50,000.00	
For the first \$20,000.00	\$375.00
Per additional \$1,000.00 or fraction thereof	\$16.00
\$50,001.00 to \$250,000.00	
For the first \$50,000.00	\$720.00
Per additional \$1,000.00 or fraction thereof	\$10.00
\$250,001.00 to \$1,000,000.00	
For the first \$250,000.00	\$2,800.00
Per additional \$1,000.00 or fraction thereof	\$6.00
\$1,000,001.00 and up	
For the first \$1,000,000	\$9,250.00
Per additional \$1,000.00 or fraction thereof	\$4.00

Electrical – Single-family, New

Low voltage systems	Including security, phones, computers, etc.	\$70.0
Service/panel, accessory building or structure	Including garages, pools, spas, and outbuildings	\$120.00
Service/panel, primary dwelling	Up to 200 amps (including garage)	\$170.00
	Over 200 amps (including garage)	\$245.00

Electrical – Single-family, Remodel and Service

Circuits, added/altered – No service change	Up to 10 circuits	\$100.00
	Fee per additional circuit (up to maximum total fee of \$200.00)	\$10.00
Low voltage systems	Including security, phones, computers, etc.	\$70.00
Mast/meter	Repair or alteration	\$100.00
Service/panel alteration or change	Base fee (no added circuits), plus	\$100.00
	Fee per added circuit (up to maximum total fee of \$200.00)	\$10.00

Electrical – Solar, Single-family

Per solar system permitting checklist	Permit fee	\$175.00
Per solar system not meeting permitting checklist	Fee based on electrical permit valuation table	

Electrical – Miscellaneous

Installation transfer/switch	Panel and residential generator	\$60.00
Service, events (carnivals, art and street fairs, haunted houses, amusement rides, and other temporary events)	Base fee, plus	\$100.00
	Per concession	\$15.00
Service, mobile/manufactured home	Not including accessory buildings or structures	\$100.00
Service, portable classrooms		\$100.00
Service, swimming pools, hot tubs spas and saunas:		\$100.00
Service, temporary		\$100.00
Sign hook-up	Per sign	\$40.00
T-stats, commercial or residential	Base fee	\$40.00
	Each additional T-stat over 1	\$10.00

Grading Permit Fee

Administrative fee, plus inspection and plan review fees (50 cubic yards/38.2 m ³ or less exempt)	\$474.00
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Grading Inspection Fees

50 cubic yards (38.2 m ³) or less	29.00	
51 to 100 cubic yards (40 m ³ to 76.5 m ³)		\$49.00
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)		
	First 100 cubic yards (76.5 m ³), plus	\$49.00
	Each additional 100 cubic yards (76.5 m ³)	\$24.00
1,001 to 10,000 cubic yards (765.3 m ³ to 7,645.5 m ³)		
	First 1,000 cubic yards (764.6 m ³), plus	\$260.00
	Each additional 1,000 cubic yards (764.6 m ³)	\$21.00
10,001 to 100,000 cubic yards (76,456 m ³ to 152,911 m ³)		

First 10,000 cubic yards (7,645.5 m ³), plus	\$436.00
Each additional 10,000 cubic yards (7,645.5 m ³)	\$87.00
100,001 cubic yards (76,456 m ³) or more	
First 100,000 cubic yards (76,455 m ³), plus	\$1,232.00
Each additional 10,000 cubic yards (7,645.5 m ³)	\$50.00

Grading Plan Review Fees

50 cubic yards (38.2 m ³) or less	–
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$32.00
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)	\$49.00
1,001 to 10,000 cubic yards (765.3 m ³ to 7,645.5 m ³)	\$66.00
10,001 to 100,000 cubic yards (76,456 m ³ to 152,911 m ³)	
First 10,000 cubic yards (7,645.5 m ³), plus	\$66.00
Each additional 10,000 cubic yards (7,645.5 m ³)	\$34.00
100,001 to 200,000 cubic yards (76,456 m ³ to 152,911 m ³)	
First 100,000 cubic yards (76,455 m ³), plus	\$362.00
Each additional 10,000 cubic yards (7,645.5 m ³)	\$19.00
200,001 cubic yards (152,912 m ³) or more	
First 200,000 cubic yards (152,911 m ³), plus	\$540.00
Each additional 10,000 cubic yards (7,645.5 m ³)	\$10.00

Structure Moving Permit

Base fee, plus	\$770.00
Preinspection up to 2 hours	\$175.00

Exhibit D

Table 3.104210 – LMC Title 21 Fees and Charges

LMC Title 21 – Zoning Fees

Accessory Dwelling Unit		500.00
Administrative Amendment (LMC 1.35.180)		1,500.00
Conditional Use Permits		5,000.00
Essential Public Facility	Local	1,500.00
	Regional or State	20,000.00
Miscellaneous Plan Review	Fee for review not related to a permit (e.g., parking lot)	263.00
Parking Alternatives Review		1,500.00
Planned Unit Development (PUD)		10,000.00
Preapplication Meeting		\$200*
*Fee credited towards Development Review Charges		
Project Design Review	Under 5,000 gross sq. ft.	3,500.00
	5,000 gross sq. ft. and above	15,000.00
Reclassification (Rezone)		10,000.00

Type of Fee

LMC TITLE 21 – ZONING FEES

Variance, Single-Family		500.00
Variance, Standard (Non-Single-Family)		3,000.00
Wireless Communication Facility		5,000.00
Zoning Code Interpretation		1,000.00
Zoning Certification Letter		150.00
Signs with Searchlights	Per permit	86.00
City Attorney Support	Actual cost	
Hearing Examiner	Actual cost	
Public Notice Requirements		
Posting costs	Hourly rate (posting notification on proposed project site and civic sites)	
Mailing costs	Actual cost of postage plus staff hourly rate	
Publication in newspaper	Actual cost	