

Ordinance 2010-055:
Adopting the 2011 Whatcom
County Unified Fee Schedule

Planning & Development Services portion:

- Unified Fee Schedule
 - Appendix B
 - Addendums A-D

Planning & Development Services

Administration

2054	Custom Mapping or Data	\$150.00	Per Hour + actual cost materials, 1/2 hour minimum	No Change	\$150.00	Per Hour + actual cost materials, 1/2 hour minimum	Unified Fee Schedule	<input type="checkbox"/>
2074	Hearing Examiner: Appeal - Other Admin Decisions to Hearing Examiner	\$750.00	\$750 base up to 8 hours then \$100/hr for each additional hour per appeal	No Change	\$750.00	Per application	WCC 15,16, 20, 21, 23	<input type="checkbox"/>
2083	Standard Maps & Publications		Actual Cost	Change		Actual Cost	Unified Fee Schedule	<input type="checkbox"/>
2171	Repeat Permit Review: PDS Staff	\$100.00	Per Hour, 1/2 hr minimum	No Change	\$100.00	Per Hour, 1/2 hr minimum	WCC 15.04.010, 16, 20, 21, 23	<input type="checkbox"/>
2811	Publishing		Actual Cost	No Change		Actual Cost	Unified Fee Schedule	<input type="checkbox"/>
8430	Special Reports	\$100.00	Per Hour	No Change	\$100.00	Per Hour	Unified Fee Schedule	<input type="checkbox"/>
9005	CD's / DVD's			New		Actual Cost	Unified Fee Schedule Ordinance	<input type="checkbox"/>
9006	Postage			New		Actual Cost	Unified Fee Schedule Ordinance	<input type="checkbox"/>
9013	Notary Service			Change	\$8.00	Per Notary Signature and Seal	Unified Fee Schedule	<input type="checkbox"/>

Building Services

8215	Building Permit Re-Inspection Fee	\$100.00	Per Inspection	No Change	\$100.00	Per Inspection	WCC 15	<input type="checkbox"/>
8243	Building Plan Check Fee			No Change		65% of Building Permit	WCC 15	<input type="checkbox"/>
8301	Fire: Fireworks Stands	\$100.00	Per Permit	No Change	\$100.00	Per Permit	WCC 15	<input type="checkbox"/>
8302	Fire: Assembly Education, Daycare: Places of Assembly Occupancy Inspections	\$100.00	Per Hour	No Change	\$100.00	Per Hour	WCC 15	<input type="checkbox"/>

Appendix A - 2011 Unified Fee Schedule

Department Fees and Charges

Planning & Development Services

Building Services

UFS#	Description	2010 Rate	Rate Basis	Change or New	2011 Rate	Rate Basis	Authorization	*
8303	Fire: Plan Review (Includes out of Jurisdiction)	\$200.00	\$200 base up to 2 hours then \$100/hr for each additional hour	No Change	\$200.00	\$200 base up to 2 hours then \$100/hr for each additional hour	WCC 15	<input type="checkbox"/>
8304	Fire: Public Fireworks Display Permit	\$100.00	Per Permit	No Change	\$100.00	Per Permit	WCC 15	<input type="checkbox"/>
8305	Fire: Special Inspections	\$100.00	Per Hour	No Change	\$100.00	Per Hour	WCC 15	<input type="checkbox"/>
8306	Mechanical Code: Additional Plan Review	\$100.00	Per Hour, 1/2 hour minimum	No Change	\$100.00	Per Hour, 1/2 hour minimum	WCC 15	<input type="checkbox"/>
8307	Mechanical Code: After Hours Inspection	\$200.00	\$200 base up to 2 hours then \$100/hr for each additional hour	No Change	\$200.00	\$200 base up to 2 hours then \$100/hr for each additional hour	WCC 15	<input type="checkbox"/>
8308	Mechanical Code: Inspections Other	\$100.00	Per Hour, one hour minimum	No Change	\$100.00	Per Hour, one hour minimum	WCC 15	<input type="checkbox"/>
8309	Mechanical Code: Other Equipment Reg	\$12.00	Per Appliance/Tank, includes one inspection when separate from a building permit	Change	\$15.00	Per Appliance/Tank, includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8310	Mechanical Code: Permits	\$35.00	Per Permit	No Change	\$35.00	Per Permit	WCC 15	<input type="checkbox"/>
8311	Mechanical Code: Re-Inspection	\$100.00	Per Inspection	No Change	\$100.00	Per Inspection	WCC 15	<input type="checkbox"/>
8312	Mechanical Code: Appliance Under 100,000 BTU	\$16.00	Per Unit, includes one inspection when separate from a building permit	No Change	\$16.00	Per Unit, includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8313	Mechanical Code: Appliance > 100,000 BTU	\$20.00	Per Unit, includes one inspection when separate from a building permit	No Change	\$20.00	Per Unit, includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8322	Mechanical Code: Boiler Compressor Up to 165,000 BTU	\$16.00	Per Unit, Includes one inspection when separate from a building permit	Change	\$16.00	Per Unit, Includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8323	Mechanical Code: Boiler/Compressor up to 330,000 BTU	\$29.00	Per Unit, Includes one inspection when separate from a building permit	Change	\$29.00	Per Unit, Includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8324	Mechanical Code: Boiler Compressor up to 1,165,000 BTU	\$39.00	Per Unit, Includes one inspection when separate from a building permit	Change	\$39.00	Per Unit, Includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8325	Mechanical Code: Boiler Compressor up to 3,300,000 BTC	\$57.00	Per Unit, Includes one inspection when separate from a building permit	Change	\$57.00	Per Unit, Includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8327	Mechanical Code: Boiler Compressor over 3,300,000 BTU	\$94.00	Per Unit, Includes one inspection when separate from a building permit	Change	\$94.00	Per Unit, Includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8329	Mobile Home Double Wide PrePlan Deposit (Residential Lot)	\$150.00	Per Double Wide	No Change	\$150.00	Per Double Wide	WCC 15	<input type="checkbox"/>
8331	Mobile Home Double Wide PrePlan CK (Park)	\$100.00	Per Double Wide	No Change	\$100.00	Per Double Wide	WCC 15	<input type="checkbox"/>
8332	Mobile Home Double Wide Permit Fee (Park)	\$400.00	Per Story	No Change	\$400.00	Per Story	WCC 15	<input type="checkbox"/>
8333	Mobile Home Double Wide Permit Fee (Residential Lot)	\$500.00	Per Story	No Change	\$500.00	Per Story	WCC 15	<input type="checkbox"/>
8334	Mobile Home Reinspection	\$100.00	Per Hour	No Change	\$100.00	Per Hour	WCC 15	<input type="checkbox"/>

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Planning & Development Services

Building Services

UFS#	Description	2010 Rate	Rate Basis	Change or New	2011 Rate	Rate Basis	Authorization	*
8335	Mobile Home Single Wide PrePlan Deposit (Residential Lot)	\$125.00	Per Single Wide Mobile	No Change	\$125.00	Per Single Wide Mobile	WCC 15	<input type="checkbox"/>
8336	Mobile Home Single Wide PrePlan Deposit (Park)	\$100.00	Per Single Wide Mobile Home	No Change	\$100.00	Per Single Wide Mobile Home	WCC 15	<input type="checkbox"/>
8338	Mobile Home Single Wide Permit Fee (Park)	\$250.00	Per Story	No Change	\$250.00	Per Story	WCC 15	<input type="checkbox"/>
8340	Mobile Home Single Wide Permit Fee (Residential Lot)	\$350.00	Per Story	No Change	\$350.00	Per Story	WCC 15	<input type="checkbox"/>
8342	Mobile Home Triple Wide PrePlan Deposit (Residential Lot)	\$200.00	Per Triple Wide Mobile Home	No Change	\$200.00	Per Triple Wide Mobile Home	WCC 15	<input type="checkbox"/>
8344	Mobile Home Triple Wide PrePlan Deposit (Park)	\$150.00	Per Triple Wide Mobile Home	No Change	\$150.00	Per Triple Wide Mobile Home	WCC 15	<input type="checkbox"/>
8345	Mobile Home Triple Wide Permit Fee (Park)	\$500.00	Per Story	No Change	\$500.00	Per Story	WCC 15	<input type="checkbox"/>
8346	Mobile Home Triple Wide Permit Fee (Residential Lot)	\$600.00	Per Story	No Change	\$600.00	Per Story	WCC 15	<input type="checkbox"/>
8347	Plumbing: Plan Review; Additional Plan Review	\$100.00	Per Hour, one hour minimum	No Change	\$100.00	Per Hour, one hour minimum	WCC 15	<input type="checkbox"/>
8348	Plumbing: After Hours Inspection	\$200.00	\$200 base up to 2 hour then \$100/hr for each additional hour	No Change	\$200.00	\$200 base up to 2 hour then \$100/hr for each additional hour	WCC 15	<input type="checkbox"/>
8349	Plumbing: Complex Systems	\$200.00	\$200 base up to 2 hours then \$100/hr for each additional hour	Change		Per UFS Appendix B, PDS UFS Policy #9	UPC, WCC 15, UFS Appendix B	<input type="checkbox"/>
8350	Plumbing: Permit	\$35.00	Per Permit	No Change	\$35.00	Per Permit	WCC 15	<input type="checkbox"/>
8351	Plumbing: Permit Supplemental	\$35.00	Per Permit	No Change	\$35.00	Per Permit	WCC 15	<input type="checkbox"/>
8352	Plumbing: Reinspection	\$100.00	Per Inspection	No Change	\$100.00	Per Inspection	WCC 15	<input type="checkbox"/>
8353	Plumbing: Backflow Protective Device	\$8.00	Per Unit, Includes one inspection when separate from a building permit	Change	\$10.00	Per Unit, Includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8354	Plumbing: Lawn Sprinkler System	\$8.00	Per Unit, includes one inspection when separate from a building permit	Change	\$10.00	Per Unit, includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8355	Plumbing: Drain	\$8.00	Per Unit, includes one inspection when separate from a building permit	Change	\$10.00	Per Unit, includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8356	Plumbing: Fixture	\$8.00	Per Unit, includes one inspection when separate from a building permit	Change	\$10.00	Per Unit, includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8357	Plumbing: Water Heater	\$8.00	Per Unit, includes one inspection when separate from a building permit	Change	\$10.00	Per Unit, includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8358	Plumbing: Down Spout Commercial	\$8.00	Per Unit, includes one inspection when separate from a building permit	Change	\$10.00	Per Unit, includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8359	Plumbing: Grease Interceptor	\$100.00	\$100 base up to 1 hour then \$100/hr + \$12.00 per unit	No Change	\$100.00	\$100 base up to 1 hour then \$100/hr + \$12.00 per unit	WCC 15	<input type="checkbox"/>

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8360	Plumbing: Water Treatment Equipment Residential	\$8.00	Per Unit, includes one inspection when separate from a building permit	Change	\$10.00	Per Unit, includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8361	Plumbing: Large Backflow Preventor Device	\$15.00	Per Unit + \$100/hr over one hour	No Change	\$15.00	Per Unit + \$100/hr over one hour	WCC 15	<input type="checkbox"/>
8362	Plumbing: Sewer	\$15.00	Per Unit, includes one inspection when separate from a building permit	No Change	\$15.00	Per Unit, includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8366	Construction Permit: Pre-Application Review	\$500.00	\$500 base up to 1.5 hours then \$100/hr	Change	\$500.00	\$500 base up to 1.5 hours then \$100/hr, see UFS Appendix B, PDS UFS Policy, #7A	Unified Fee Schedule and Appendix B	<input type="checkbox"/>
8369	Title Eliminations (Mobile Homes)	\$100.00	\$100 per hour per application, minimum 1/2 hour	No Change	\$100.00	\$100 per hour per application, minimum 1/2 hour	Unified Fee Schedule	<input type="checkbox"/>
8370	Zoning: Site Plan Review Residential		Per Application: 0.12% of Building Project Valuation; not to exceed \$3,000	Change		Per Application: 0.12% of Building Project Valuation; minimum \$20 not to exceed \$3,000	Unified Fee Schedule	<input type="checkbox"/>
8372	Zoning: Site Plan Review Commercial		Per Application: 0.3% of Project Valuation; not to exceed \$5,000	No Change		Per Application: 0.3% of Project Valuation; not to exceed \$5,000	Unified Fee Schedule	<input type="checkbox"/>
8373	Outside Plan Review		See Appendix B, "PDS Fees" 2009-2010 #8	Change		Per UFS Appendix B, PDS UFS Policy #8	Unified Fee Schedule, Appendix B, WCC 15	<input type="checkbox"/>
8374	Moved House Inspection	\$150.00	\$150 base up to 1 hour then \$100/hr for each additional hour	Change	\$200.00	\$200 base up to 1 hour then \$100/hr for each additional hour	WCC 15	<input type="checkbox"/>
8375	Fire: Residential Burn Permit	\$50.00	Per Permit, Per Week	No Change	\$50.00	Per Permit, Per Week	IFC 105.6.340	<input type="checkbox"/>
8376	Fire: Commercial Burn Permit	\$100.00	Per Day Per Inspection	No Change	\$100.00	Per Day Per Inspection	IFC 105.6.340	<input type="checkbox"/>
8377	Occupancy Permit- Commercial: Change of Use/Tenant Improvement		Project Valuation + Fees	No Change		Project Valuation + Fees	Unified Fee Schedule	<input type="checkbox"/>
8378	General Permit Administration	\$100.00	Per Hour	Change	\$100.00	Per Hour of staff time related to general permit administration, review, changes and/or adjustments to original application or permit	WCC 15	<input type="checkbox"/>
8379	Building Permit Repeat Plan File Setup		65% of Building Permit	Change		65% of Building Permit Fee, See UFS Appendix B, PDS UFS Policy #1	Unified Fees Schedule and Appendix B	<input type="checkbox"/>
8381	Building Permits: Commercial		Per Unified Fee Schedule #8412 thru #8420 or approved bid documentation, whichever is less.	Change		Per UFS Appendix B, PDS UFS Policy #2	Unified Fee Schedule and Appendix B	<input type="checkbox"/>

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Department Fees and Charges

Planning & Development Services

Building Services

UFS#	Description	2010 Rate	Rate Basis	Change or New	2011 Rate	Rate Basis	Authorization	*
8382	Building Permit Reinstatement with in 12 months of issuance		50% of original Building Permit Fee w/in 12 months of issuance and no code change. All work requiring inspection to be accessible, 1 inspection per inspection category. 50% of project valuation based on UFS.	Change		50% of original Building Permit Fee, See UFS Appendix B, PDS UFS Policy #3	UFS and Appendix B	<input type="checkbox"/>
8383	Building Permit: Work Started Without Permit		Unified Fee Schedule #8412 thru #8420 Base Costs x 2 Double the cost of Building Permit Fee Only. Project Valuation based on Unified Fee Schedule #8412 thru #8420 x 2 Double the cost of Building Permit Fee Only	Change		Double the cost of building permit fee, see UFS Appendix B, PDS UFS Policy #4	Unified Fee Schedule and Appendix B	<input type="checkbox"/>
8384	Building Permit: Repeat / Reuse Application		50% less than original Plan Check Fee	Change		50% less than original Plan Check Fee, See UFS Appendix B, PDS UFS Policy #5	Unified Fee Schedule and Appendix B	<input type="checkbox"/>
8385	Fire: Sprinkler System Inspection (13-d)	\$100.00	Per Inspection	No Change	\$100.00	Per Inspection	WCC 15	<input type="checkbox"/>
8386	Fire: Sprinkler System Inspection (All Other)	\$100.00	Per Inspection + \$1.00 each sprinkler	No Change	\$100.00	Per Inspection + \$1.00 each sprinkler	WCC 15	<input type="checkbox"/>
8387	Fire: Fire Flow Inspection and/or Fire Access Road Inspection	\$100.00	Per Inspection	No Change	\$100.00	Per Inspection	WCC 15	<input type="checkbox"/>
8388	Fire: Administrative / Miscellaneous Review	\$50.00	Per Review	Change	\$50.00	Per Review, see UFS Appendix B, PDS UFS Policy #6	WCC 15	<input type="checkbox"/>
8389	Mobile Home Plan Review Fee	\$100.00	Per Application	No Change	\$100.00	Per Application	WCC 15	<input type="checkbox"/>
8390	Mobile Home Quadruple Wide PrePlan Deposit (Residential Lot)	\$225.00	Per Mobile Home	No Change	\$225.00	Per Mobile Home	WCC 15	<input type="checkbox"/>
8391	Mobile Home Quadruple Wide PrePlan (Park Lot)	\$175.00	Per Mobile Home	No Change	\$175.00	Per Mobile Home	WCC 15	<input type="checkbox"/>
8392	Mobile Home Quadruple Wide Permit Fee (Park)	\$600.00	Per Story	No Change	\$600.00	Per Story	WCC 15	<input type="checkbox"/>
8393	Mobile Home Quadruple Wide Permit Fee (Residential)	\$700.00	Per Story	No Change	\$700.00	Per Story	WCC 15	<input type="checkbox"/>
8397	Plumbing Sewage Ejector Inspection	\$100.00	\$100 Base up to 1 hour then \$100/hr for each additional hour	No Change	\$100.00	\$100 Base up to 1 hour then \$100/hr for each additional hour	WCC 15	<input type="checkbox"/>
8398	Plumbing: Hydronic System	\$100.00	\$100 base up to 1 hour then \$100/hr for each additional hour + \$12 per hydronic system	No Change	\$100.00	\$100 base up to 1 hour then \$100/hr for each additional hour + \$12 per hydronic system	WCC 15	<input type="checkbox"/>
8399	Application Revision: Additional Review Requested due to Application Modification		Per Revision: 50% of original application fee unless specified otherwise for certain applications	No Change		Per Revision: 50% of original application fee unless specified otherwise for certain applications	WCC 15, 16, 20, 21	<input type="checkbox"/>

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Building Services

UFS#	Description	2010 Rate	Rate Basis	Change or New	2011 Rate	Rate Basis	Authorization	*
8400	Fire: Fire Alarm System Inspection	\$100.00	Per Inspection + \$2.00 per device	No Change	\$100.00	Per Inspection + \$2.00 per device	WCC 15	<input type="checkbox"/>
8401	Fire: Operational Permit	\$100.00	Per Permit except Open Burning	No Change	\$100.00	Per Permit except Open Burning	WCC 15	<input type="checkbox"/>
8402	Fire: Out of Jurisdiction Fire Inspection	\$125.00	Per Inspection	No Change	\$125.00	Per Inspection	WCC 15	<input type="checkbox"/>
8403	Mechanical Code: Solid Fuel Burning Appliance	\$12.00	Per Unit: fee includes one inspection per inspection category	No Change	\$12.00	Per Unit: fee includes one inspection per inspection category	WCC 15	<input type="checkbox"/>
8404	Mechanical Code: Heat Pump	\$12.00	Per Unit; fee includes one inspection per inspection category	No Change	\$12.00	Per Unit; fee includes one inspection per inspection category	WCC 15	<input type="checkbox"/>
8405	Mechanical Code: Gas Piping Residential/Accessory	\$6.00	Per Unit; Includes one inspection per inspection category	Change	\$8.00	Per unit or outlet; includes one inspection per inspection category when not associated with a building permit	WCC 15	<input type="checkbox"/>
8406	Mechanical Code: Gas Piping/Commercial	\$10.00	Per Gas Appliance or Piping Connection + Plan Review per Unified Fee Schedule 8482 if required. Includes one inspection of the systems when not associate with building permit.	Change	\$12.00	Per Gas Appliance or Piping Connection + Plan Review per Unified Fee Schedule. Includes one inspection of the systems when not associated with building permit.	WCC 15	<input type="checkbox"/>
8407	Mechanical Code: Propane Tank	\$16.00	Per Unit: includes one inspection	No Change	\$16.00	Per Unit: includes one inspection	WCC 15	<input type="checkbox"/>
8408	Mechanical Code: Commercial or Type 1 Hood	\$100.00	Commercial or Type 1 Hood (fee per valuation) except when valuation is not available or reliable then \$100/hours	No Change		Commercial or Type 1 Hood (fee per valuation) except when valuation is not available or reliable then \$100/hours	WCC 15	<input type="checkbox"/>
8409	Flood: Flood Determination	\$50.00	Per Review: initial review to establish if project is in or out of flood hazard zone	No Change	\$50.00	Per Review: initial review to establish if project is in or out of flood hazard zone	WCC 15, 2003 IRC Section R323	<input type="checkbox"/>
8410	Flood: Flood Plain Commercial	\$200.00	Per Review	No Change	\$200.00	Per Review	WCC 15, 2003 IRC Section R323	<input type="checkbox"/>
8411	Flood: Flood Plain Residential	\$100.00	Per Review	No Change	\$100.00	Per Review	WCC 15, 2003 IRC Section R323	<input type="checkbox"/>
8412	Building Permits up to \$2,000	\$54.64	Flat Fee	No Change	\$54.64	Flat Fee	WCC 15	<input type="checkbox"/>
8413	Building Permits \$2,001 - \$25,000	\$54.57	\$54.57 base + \$10.91 per \$1,000 of project valuation	No Change	\$54.57	\$54.57 base + \$10.91 per \$1,000 of project valuation	WCC 15	<input type="checkbox"/>
8414	Building Permits \$25,001 - \$50,000	\$305.61	\$305.61 base + \$7.89 per \$1,000 project valuation	No Change	\$305.61	\$305.61 base + \$7.89 per \$1,000 project valuation	WCC 15	<input type="checkbox"/>
8415	Building Permits \$50,001 - \$100,000	\$527.83	\$527.83 base + \$5.73 per \$1,000 project valuation	No Change	\$527.83	\$527.83 base + \$5.73 per \$1,000 project valuation	WCC 15	<input type="checkbox"/>
8416	Building Permits \$100,001 - \$150,000	\$829.38	\$829.38 base + \$4.55 per \$1,000 project valuation	No Change	\$829.38	\$829.38 base + \$4.55 per \$1,000 project valuation	WCC 15	<input type="checkbox"/>
8417	Building Permits \$150,001 - \$250,000	\$884.14	\$884.14 base + \$4.85 per \$1,000 project valuation	No Change	\$884.14	\$884.14 base + \$4.85 per \$1,000 project valuation	WCC 15	<input type="checkbox"/>

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Building Services

UFS#	Description	2010 Rate	Rate Basis	Change or New	2011 Rate	Rate Basis	Authorization	*
8418	Building Permits \$250,001 - \$500,000	\$915.16	\$915.16 base + \$5.02 per \$1,000 project valuation	No Change	\$915.16	\$915.16 base + \$5.02 per \$1,000 project valuation	WCC 15	<input type="checkbox"/>
8419	Building Permits \$500,001 - \$1,000,000	\$2,844.42	\$2,844.42 base + \$4.19 per \$1,000 project valuation	No Change	\$2,844.42	\$2,844.42 base + \$4.19 per \$1,000 project valuation	WCC 15	<input type="checkbox"/>
8420	Building Permits \$1,000,000 and up	\$4,893.48	\$4,893.48 base + \$2.77 per \$1,000 project valuation	No Change	\$4,893.48	\$4,893.48 base + \$2.77 per \$1,000 project valuation	WCC 15	<input type="checkbox"/>
8421	Special Inspection	\$100.00	Per Inspection when not associated with a permit case, when associated with and expired permit or similar	No Change	\$100.00	Per Inspection when not associated with a permit case, when associated with and expired permit or similar	WCC 15	<input type="checkbox"/>
8422	Construction Permit: Reduced Pre-Application Review	\$250.00	\$250 base up to 1.5 hours then \$100/hr for each additional hour	Change	\$250.00	\$250 base up to 1.5 hours then \$100/hr for each additional hour, See UFS Appendix B, PDS UFS Policy #7B	Unified Fee Schedule and Appendix B	<input type="checkbox"/>
8423	Mechanical Code: Supplemental Permit	\$35.00	Per Permit, includes one inspection when separate from a building permit	No Change	\$35.00	Per Permit, includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8424	Mechanical Code: Simple Appliance or Vent	\$10.00	Per Unit; includes one inspection when separate from a building permit	No Change	\$10.00	Per Unit; includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8425	Mechanical Code: Air Handling Unit	\$12.00	Per Unit; includes one inspection when separate from a building permit	No Change	\$12.00	Per Unit; includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8426	Mechanical Code: Solid Fuel Burning Appliance or Fireplace	\$12.00	Per Unit; Includes one inspection when separate from a building permit	No Change	\$12.00	Per Unit; Includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8427	Mechanical Code: Heating Fuel Tanks	\$12.00	Per unit; includes one inspection when separate from a building permit	No Change	\$12.00	Per unit; includes one inspection when separate from a building permit	WCC 15	<input type="checkbox"/>
8428	Records / Archiving	\$25.00	Per Case except Mechanical, Plumbing & Burn	No Change	\$25.00	Per Case except Mechanical, Plumbing & Burn	WCC 15, 16, 20, 21, 23	<input type="checkbox"/>
8432	Building Permits Additional Plan Reviews	\$100.00	Per hour or per valuation whichever is greater	No Change	\$100.00	Per hour or per valuation whichever is greater	WCC 15	<input type="checkbox"/>
8433	Building Code/Fire/Safety Appeal Fee	\$150.00	Per application + \$100/hr; full refund to customer if appeal upheld	Change	\$175.00	Per application	Unified Fee Schedule	<input type="checkbox"/>
8434	Clearing Permit Application	\$200.00	Per application for first 5 acres; \$200 per each additional 5 acres	No Change	\$200.00	Per application for first 5 acres; \$200 per each additional 5 acres	Unified Fee Schedule	<input type="checkbox"/>
9003	Building Permits Inspection After Hours			Change	\$200.00	Base + \$100/hr over 2 hrs	WCC 15.04.010	<input type="checkbox"/>
9010	Mechanical Code: Complex Systems			New		Per UFS Appendix B, PDS UFS Policy #9	IMC, IFGC, WCC 15	<input type="checkbox"/>

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9027	Building Permit Extension Request			New	\$100.00	Per Extension Request when applicable, see UFS Appendix B, PDS UFS Policy #10	WCC 15 and Appendix B	<input type="checkbox"/>

Natural Resources

8244	Clearing: C.O.H.P.	\$500.00	\$500 base up to 4 hours then \$100/hr for each additional hour per application	Change	\$525.00	per application	WCC 20.80.730, 20.07, 090, 091, 092	<input type="checkbox"/>
8245	Natural Resources Office Review	\$200.00	\$200 base up to 2 hours, then \$100/hr for each additional hour per application	Change	\$210.00	per permit	WCC 16.16, 20,23	<input type="checkbox"/>
8246	Natural Resource Site Inspection, Grading, CPAL, Pre-Development Site Inspection	\$200.00	\$200 up to 2 hours, then \$100/hr over two hours.	Change	\$210.00	per inspection	WCC 16.16, 20, 23 & Unified Fee Schedule	<input type="checkbox"/>
8247	Natural Resource Delineation Review without Mitigation	\$300.00	\$300 base up to 3 hours then \$100/hr for each additional hour per application	Change	\$315.00	per application	WCC 16.16, 20, 23 & Unified Fee Schedule	<input type="checkbox"/>
8248	Natural Resource Delineation Review with Mitigation Plan, As Built, Installation and Maintenance Review Development Review	\$600.00	\$600 base up to 6 hours, then \$100/hr for each additional hour per application	Change	\$1,260.00	per application	WCC 16.16	<input type="checkbox"/>
8249	Six-Year Moratorium Removal (Public Hearing)	\$1,000.00	\$1,000 base up to 8 hours then \$100/hr for each additional hour per application	Change	\$1,100.00	per application	WCC 20.04.090, 091, 092	<input type="checkbox"/>
8251	Pre Application Meeting/Development Consultation	\$500.00	\$500 base up to 1.5 hours then \$150 per hour for additional time per application	Change	\$525.00	\$525 base up to 1.5 hours then \$150 per hour for additional time per application	WCC 16, 20, 21, 23, IBC & Unified Fee Schedule	<input type="checkbox"/>
8252	Gravel Mining Fee - Active	\$420.00	\$420 Base rate up to 10-acres of disturbed area then \$35 per acre up to \$1000 per application	Change	\$440.00	\$440 base rate up to 10-acres of disturbed area then \$35 per acre up to \$1000 per application	WCC 20.80.900, 20.04, 090, 091, 092	<input type="checkbox"/>
8253	Gravel Mining Fee - Inactive	\$265.00	\$265 Base up to 10 acres then \$35 an acre up to \$750	Change	\$280.00	\$280 Base up to 10 acres then \$35 an acre up to \$750	WCC 20.80.900	<input type="checkbox"/>
8254	Shoreline: Conditional Use Permit	\$2,000.00	\$2,000 base up to 15 hours then \$100/hr for each additional hour per application	Change	\$2,100.00	Per Application	WCC 23.60.41	<input type="checkbox"/>
8255	Shoreline: Statement of Shoreline Exemption	\$350.00	\$350 base up to 2 hours then \$100/hr for each additional hour per application	Change	\$370.00	Per Application	WCC 23.60.41	<input type="checkbox"/>
8256	Shoreline: Permit Revision		\$200 or 25% of Shoreline Permit Fee; whichever is greater	No Change		\$200 or 25% of Shoreline Permit Fee; whichever is greater	WCC 23.060.43	<input type="checkbox"/>

Appendix A - 2011 Unified Fee Schedule

Department Fees and Charges

Planning & Development Services

Natural Resources

UFS#	Description	2010 Rate	Rate Basis	Change or New	2011 Rate	Rate Basis	Authorization	*
8257	Shoreline: Substantial Development Permit \$1,000,001 +	\$6,500.00	\$6,500 up to 48 hours then \$100/hr for each additional hours per application	Change	\$6,825.00	per application	WCC 23.60.41	<input type="checkbox"/>
8258	Shoreline Substantial Development Permit \$250,001 - \$1,000,000	\$3,500.00	\$3,500 up to 26 hours then \$100/hr for each additional hour per application	Change	\$3,675.00	per application	WCC 23.60.41	<input type="checkbox"/>
8259	Shoreline: Substantial Development Permit \$50,001 to \$250,000	\$2,500.00	\$2,500 base up to 19 hours then \$100/hr for each additional hour per application	Change	\$2,625.00	per application	WCC 23.60.41	<input type="checkbox"/>
8260	Shoreline: Substantial Development Permit \$5,718 to \$50,000	\$1,500.00	\$1,500 base up to 11 hours then \$100/hr for each additional hour	Change	\$1,575.00	per application	WCC 23.60.41, ORD 91-011	<input type="checkbox"/>
8261	Shoreline: Variance Application	\$3,000.00	\$3,000 base up to 23 hours then \$100/hr for each additional hour per application	Change	\$3,150.00	per application	WCC 23.60.41	<input type="checkbox"/>
8262	Six-Year Moratorium Removal (SFR Exception)	\$600.00	\$600 base up to 4 hours then \$100/hr for each additional hour	Change	\$630.00	per application	WC 20.04.090, 091, 092	<input type="checkbox"/>
8263	Gravel Mining Administrative Approvals	\$800.00	\$800 base up to 6 hours then \$100/hr for each additional hour	Change	\$840.00	per application	WCC 20.04.090, 091, 092	<input type="checkbox"/>
8265	Critical Area (CA) Conservation Plan (CPAL) Review/ Farm Plan Created Outside Whatcom Conservation District	\$300.00	\$300 up to three hours, then \$100/hr over three hours.	No Change	\$300.00	\$300 up to three hours, then \$100/hr over three hours.	WCC 16.16	<input type="checkbox"/>
8268	Grading/Clearing Application	\$500.00	\$500 up to 10,000 cubic yards then \$100 for each additional 10,000 cubic yards per application	Change	\$525.00	\$525 up to 10,000 cubic yards then \$100 for each additional 10,000 cubic yards or up to 5 acres of clearing then \$100 for each additional 5 acres per application	WCC 20	<input type="checkbox"/>
8270	Watershed Development Inspections	\$300.00	Per Permit, includes 3 inspections (TESC, Stormwater, Facilities, Base material for pervious surfaces) \$100 for each additional inspection	Change	\$105.00	Per inspection, (TESC, Stormwater, Facilities, base material for pervious surfaces)	WCC 20	<input type="checkbox"/>
8435	Critical Area (CA) Variance/ Reasonable Use Hearing Examiner Application	\$2,000.00	Per Application up to 15 hours then \$100/hour for each additional hour.	Change	\$2,100.00	per application	WCC 16.16, 20.043.090, 091, 092	<input type="checkbox"/>
8439	Critical Areas Application Fee	\$100.00	Per application	Change	\$105.00	Per application	WCC 16, 20	<input type="checkbox"/>
8441	Natural Resources Written Notification Processing Fee	\$25.00	Per notification	Change	\$30.00	Per notification	WCC 16, 20, 23	<input type="checkbox"/>
8445	Administrative Review of Shoreline Conditional Use Permits	\$660.00	\$660 up to 5 hours then \$100 per hour each additional hour	Change	\$800.00	per application	WCC 23	<input type="checkbox"/>
9007	Archeology Review			New	\$100.00	Per Review outside of Shorelines	WCC 16, 20	<input type="checkbox"/>

Appendix A - 2011 Unified Fee Schedule

Department Fees and Charges

Planning & Development Services

Natural Resources

UFS#	Description	2010 Rate	Rate Basis	Change or New	2011 Rate	Rate Basis	Authorization	*
9012	Natural Resources Counter Review			New	\$50.00	per counter review, 30 minutes or less	WCC 16.16, 20, 23	<input type="checkbox"/>
9018	Permit Revision			New		50% of cost of application	WCC 16.16., 20, 21, 23	<input type="checkbox"/>
9026	Geohazard Mitigation Review			New	\$150.00	Per Application	WCC 16.16	<input type="checkbox"/>

Planning

8271	Exemption / Legal Lot Stamp	\$125.00	Per Lot	Change	\$130.00	Per Lot of Record Determination prior to 2011	WCC 21.20.030(5)	<input type="checkbox"/>
8272	Major Project Permit	\$2,750.00	\$2,750 base up to 20 hours then \$100/hr for each additional hour per permit	Change	\$2,625.00	per application	WCC 16.16, 20.88, 20.04, 090, 091, 092, 23	<input type="checkbox"/>
8274	Planned Unit Development - Commercial and Residential	\$2,500.00	\$2,500 up to 18 hours then \$100/hr for each additional hour per application	Change	\$2,625.00	per application	WCC 20.85.400, 20.04.090, 091, 092	<input type="checkbox"/>
8275	Rezone Map or Text Amendment	\$7,500.00	\$7,500 base up to 55 hours then \$100/hr for each additional hour	Change	\$7,875.00	per application	WCC 20.90.010, 23	<input type="checkbox"/>
8276	SEPA Checklist Small or Large Review	\$350.00	\$350 base up to 3 hours then \$100/hr for each additional hour per application	Change	\$370.00	per application	WCC 16.08.2001(1)(a)	<input type="checkbox"/>
8277	SEPA EIS Review	\$2,500.00	\$2,500 base up to 20 hours then \$100/hr for each additional hour per EIS Submittal	Change	\$2,625.00	per application	WCC 16.08.200(2)(a)	<input type="checkbox"/>
8278	Subdivision: Short Plat Alteration	\$500.00	\$500 base up to 3 hours then \$100/hou for each additional hour	Change	\$525.00	per application	WCC 21.04	<input type="checkbox"/>
8280	Subdivision: Exemption Review	\$800.00	\$800 base up to 6 hours then \$100/hr for each additional hour per application	Change	\$525.00	per application includes exemption stamp	WCC 20, 21, 21.03	<input type="checkbox"/>
8281	Subdivision: Lot of Record Determination	\$300.00	\$300 base up to 2 hours then \$100/hr for each additional hour. Review for up to 4 lots, \$100 each group of 4 (or portion of 4) in excess of first 4 lots.	Change	\$400.00	\$400 per application. Review for up to 4 lots, \$100 each group of 4 (or portion of 4) in excess of first 4 lots. Includes legal lot stamp.	WCC 20, 21	<input type="checkbox"/>
8282	Subdivision: Final Short Plat or Subdivision Plat	\$1,000.00	\$1,000 base up to 7 hours then \$100/hr for each additional hour per application	Change	\$1,050.00	per application	WCC 21.06	<input type="checkbox"/>
8283	Subdivision: Preliminary Plat, Binding Site Plan, Preliminary	\$5,000.00	\$5,000 base up to 37 hours then \$100/hr for each additional hour per application	Change	\$5,250.00	per application	WCC 21.06	<input type="checkbox"/>

Appendix A - 2011 Unified Fee Schedule

Department Fees and Charges

Planning & Development Services

Planning

UFS#	Description	2010 Rate	Rate Basis	Change or New	2011 Rate	Rate Basis	Authorization	*
8284	Subdivision: Short Plat	\$2,500.00	\$2,500 base up to 18 hours then \$100/hr for each additional hour	Change	\$2,625.00	per application	WCC 21.04	<input type="checkbox"/>
8286	Subdivision: Binding Site Plan General and/or Specific	\$1,000.00	\$1,000 base up to 7 hours then \$100/hr for each additional hour	Change	\$1,050.00	per application	WCC 20.8	<input type="checkbox"/>
8287	Subdivision: Variance, Administrative	\$1,000.00	\$1,000 base up to 7 hours then \$100/hr for each additional hour	Change	\$1,050.00	per application	WCC 21.02	<input type="checkbox"/>
8288	Zoning: Administrative Approval	\$800.00	\$800 base up to 6 hours then \$100/hr for each additional hour per application	Change	\$840.00	per application	WCC 20.84.235, 20.04	<input type="checkbox"/>
8289	Comprehensive Plan Map or Text Amendment	\$7,500.00	\$7,500 base up to 55 hours then \$100/hr for each additional hour	Change	\$7,875.00	per application	WCC 20.90.010, 20.04.090, 091, 092	<input type="checkbox"/>
8290	Zoning: Conditional Use	\$2,000.00	\$2,000 base up to 15 hours then \$100/hr for each additional hour	Change	\$2,100.00	per application	WCC 20.84.250(3), 20.04.090, 091, 092	<input type="checkbox"/>
8291	Zoning: Non-Conforming Use Certificate	\$800.00	\$800 base up to 6 hours then \$100/hr for each additional hour per application	Change	\$525.00	per application	WCC 20.83.130, 20.04.090, 091, 092	<input type="checkbox"/>
8292	Zoning: Variance	\$2,000.00	\$2,000 base up to 15 hours then \$100/hr for each additional hour per application	Change	\$2,100.00	per application	WCC 20.84.250(1), 20.04.090, 091, 092	<input type="checkbox"/>
8293	Timber Land (Application or Transfer)	\$500.00	Per Application	Change	\$525.00	Per Application	WCC 03.28.010	<input type="checkbox"/>
8294	Transfer of Development Rights Certification	\$125.00	\$125 base up to 1 hour then \$100/hr for each additional hour per application	Change	\$135.00	per application	WCC 20.04.090, 091, 092	<input type="checkbox"/>
8296	Open Space Land (Application or Transfer)	\$500.00	Per Application	Change	\$525.00	Per Application	WCC 03.28.010	<input type="checkbox"/>
8297	GMA Development Agreement	\$3,000.00	\$3,000 base up to 22 hours then \$100/hr for each additional hour per application	Change	\$3,150.00	per application	RCW 36.70B.170 (4)	<input type="checkbox"/>
8298	Subdivision Variance, Hearing Examiner	\$2,000.00	\$2,000 base up to 15 hours then \$100/hr for each additional hour per application	Change	\$2,100.00	per application	WCC 21.02	<input type="checkbox"/>
8299	Nonconforming Structures Replacement After Natural Disaster	\$400.00	\$400 up to 3 hours then \$100/hr for each additional hour	Change	\$420.00	per application	WCC 20	<input type="checkbox"/>
8300	Discretionary Permit Extension	\$250.00	\$250 base up to 2 hours then \$100/hr for each additional hour	Change	\$265.00	per application	WCC 20, 21	<input type="checkbox"/>
8438	Docketing Application Fee	\$350.00	Per Application	Change	\$370.00	Per application	WCC 20	<input type="checkbox"/>

Appendix A - 2011 Unified Fee Schedule

Department Fees and Charges

Planning & Development Services

Planning

UFS#	Description	2010 Rate	Rate Basis	Change or New	2011 Rate	Rate Basis	Authorization	*
8440	Subdivision: Subdivision Alteration	\$1,000.00	Up to 7 hours then \$100 hour for each additional hour	Change	\$1,050.00	per application	WCC 21	<input type="checkbox"/>
9004	Rezone Commercial/Industrial/Residential over 10 acres			Change	\$2,200.00	per application	WCC 20.90.010	<input type="checkbox"/>
9020	Subdivision: Preliminary Plat, Binding Site Plan (per lot)			New	\$100.00	Per Lot	WCC 21	<input type="checkbox"/>
9022	Subdivision: Additional request for Short Plat or Subdivision Preliminary Approval, binding site plan			New	\$500.00	per application	WCC 21	<input type="checkbox"/>
9023	Pre Application Meeting / Development Consultation			New	\$500.00	per application		<input type="checkbox"/>
9024	Economic Hardship Extension			New	\$100.00	per application	WCC 15.15, 20, 21, ORD 2010-0026	<input type="checkbox"/>
9025	Legal Notice			New	\$100.00	per application	WCC 2.33	<input type="checkbox"/>

Prosecuting Attorney

Law Library

2300	Rents & Royalties	\$250.00	Per Class/Qtr	No Change	\$250.00	Per Class/Qtr	RCW 27.24.020 (Trustees)	<input type="checkbox"/>
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Public Works

Administration

2417	Oversized Vehicles	\$5.00	Per Permit	No Change	\$5.00	Per Permit	WCC 10.32	<input type="checkbox"/>
7181	Copies - Color 8 1/2" x 11"	\$0.25	each	No Change	\$0.25	each 8 1/2" x 11"	Unfd Fee Schdl Ordinance	<input type="checkbox"/>
7182	Copies - Color 8 1/2" x 14"	\$0.35	each	No Change	\$0.35	each 8 1/2" x 14"	Unfd Fee Schdl Ordinance	<input type="checkbox"/>
7183	Copies - Color 11" x 17"	\$0.50	each	No Change	\$0.50	each 11" x 17"	Unfd Fee Schdl Ordinance	<input type="checkbox"/>

Engineering Admin

2350	1/2" = 1 Mile Road Map	\$3.50	per copy	No Change	\$3.50	per copy	UFS	<input type="checkbox"/>
2351	Address Assignment	\$35.00	per address	No Change	\$35.00	per address	RCW 58.17.280	<input type="checkbox"/>
2352	Address Assignment New Subdivision 2-7 Lots	\$35.00	per lot	No Change	\$35.00	per lot per address/per lot	RCW 58.17.280	<input type="checkbox"/>
2353	Address Assignment New Subdivision 8-10 Lots	\$250.00	per subdivision	No Change	\$250.00	per subdivision	RCW 58.17.280	<input type="checkbox"/>
2354	Address Assignment New Subdivision 11-30 Lots	\$300.00	per subdivision	No Change	\$300.00	per subdivision	RCW 58.17.280	<input type="checkbox"/>
2355	Address Assignment New Subdivision 31-100 Lots	\$400.00	per subdivision	No Change	\$400.00	per subdivision	RCW 58.17.280	<input type="checkbox"/>
2356	Address Assignment New Subdivision 101+ Lots	\$4.00	per lot over 100 lots	No Change	\$4.00	per lot over 100 lots	RCW 58.17.280	<input type="checkbox"/>
2365	Chapter 2, Storm Mgmt & Special Districts - Develop Stds	\$0.15	per page	Change	\$18.75	per publication 125 pgs. @ \$0.15/pg.	UFS Ordinance	<input type="checkbox"/>
2366	Chapter 3, Land Clearing - Develop Stds	\$0.15	per page	Change	\$3.00	per publication 20 pgs. @ \$0.15/pg.	UFS Ordinance	<input type="checkbox"/>
2368	Chapter 5 - Road Standards - Develop Stds	\$0.15	per page	Change	\$32.40	per publication 216 pgs. @ \$0.15/pg.	UFS Ordinance	<input type="checkbox"/>
2369	Copies - Microfilm Electrostatic	\$2.00	per copy	No Change	\$2.00	per copy	UFS Ordinance	<input type="checkbox"/>
2371	Copies 1" = 1 mile County Road Map	\$10.00	per copy	No Change	\$10.00	per copy	UFS Ordinance	<input type="checkbox"/>

APPENDIX B

WHATCOM COUNTY PLANNING & DEVELOPMENT SERVICES
BUILDING SERVICES DIVISION

2011 UNIFIED FEE SCHEDULE POLICY

The Unified Fee Schedule Policy is a supplemental extension of the Unified Fee Schedule (UFS) and shall be adopted by Whatcom County as an integral part of, and not separate from, the UFS. The UFS Policy is a practical mechanism intended to provide additional information and clarification regarding individual fees and any of their associated details and foundation.

DEFINITIONS:

Certificate of Occupancy – As defined and required per the current adopted editions of the International Building Code (IBC), Section 111 and the International Residential Code (IRC), Section R110.

Outside Plan Review – A discretionary program available through the Whatcom County Building Services Division, which allows an approved private service provider to perform the plan check/review phase of the permit application review process.

Pre-application Review – An optional program available to applicants with large and/or complicated project proposals. The program allows the applicant to submit approved preliminary information, which is then pre-reviewed by appropriate staff. The applicants and their consultants then attend a scheduled meeting where information related to their project and pending application submittal is exchanged and discussed.

Project Valuation – A square foot value established for a respective portion of a building according to its proposed use. See UFS Policy, Addendum A. All applicable values are tabulated to determine one total project valuation. The total project valuation is then used to determine the applicable Building Permit Fee according to UFS #8412 through 8420 and Plan Check Fee according to UFS #8243.

Repeat Plan – A set of plans for a specific building, which the applicant intends to build multiple times, with no or substantially minor changes, and under the same design criteria. The plans and related information are submitted for review and Repeat Plan File Setup prior to application for a permit to construct the specific building on a given site. See UFS Policy, Building Services Division, Repeat Plan Permit Applications, Addendum C.

Reuse Plan – A set of plans for a specific building for which the applicant has already received a building permit. Now the applicant intends to build the same building again, with no or substantially minor changes, and under the same design criteria. Clearly legible copies of the reviewed/approved plans and related information are submitted for application to build the same building on a new site. See UFS Policy, Building Services Division, Code Interpretation #2002-01, Addendum D.

Unified Fee Schedule (UFS) – The schedule format document approved by the governing authority of Whatcom County, which lists and categorizes all fees the County is authorized to charge for the services it is mandated to provide.

GENERAL POLICY:

The establishment and assessment of fees is per Whatcom County as the governing authority and per the code editions published by the International Code Council and currently adopted by Whatcom County, with particular reference to the code sections related to fees (example: 2009 IBC Section 109).

Fees shall be collected for any nonexempt work (IBC Section 105.2) commenced without first obtaining a permit and/or for work by Whatcom County staff related to a permit application or to a project, whether or not a permit is then or subsequently issued.

SPECIFIC POLICIES:

1. #8379 Building Permits Repeat Plan File Setup
Rate Basis: 65% of Building Permit (UFS #8412 through 8420).

Repeat Plan File Setup is a substantially similar process to typical plan submittal and plan check review. It involves all the same processes, which are intended to be compensated through the Plan Check Fee (UFS #8243). The Plan Check Fee is 65% of Building Permits (UFS #8412 through 8420), respective to project valuation. See UFS Policy, Building Services Division, Construction Fee Schedule, Addendum A (residential/accessory) or Square Foot Construction Costs, Addendum B (commercial) for project valuation and Repeat Plan Permit Applications, Addendum C, for a basic explanation of the repeat plan file setup program.

2. #8381 Building Permits: Commercial
Rate Basis: Per UFS Building Permit Fee, #8412 thru 8420 according to in-house calculation of valuation or approved bid documentation, and Plan Check Fee, #8243.

Project valuation to establish permit fees for commercial projects is derived from the Square Foot Construction Costs table, listed and updated approximately annually, in the Building Safety Journal published by the International Code Council. See UFS Policy, Building Services Division, Square Foot Construction Costs example, Addendum B. Applicants have complained on occasion that their projects don't fit the table and can be completed for less than the value established by the table. There is some case-by-case merit to this argument. The table is somewhat general and does not adequately address certain specific types of projects. IBC Section 109.3 allows the Building Official to accept detailed estimates to establish valuation. The estimate documentation must meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

3. #8382 Building Permit: Reinstatement
Rate Basis: 50% of original Building Permit Fee (UFS #8412 thru 8420) within 12 months of issuance and no code change.

The rate amount is based on the language in the 1997 Uniform Building Code (UBC), Section 106.4.4, except that the Building Official has determined that the fee shall be one half (50%) of the original Building Permit Fee per the current UFS #8412 thru 8420. No changes shall have been made or will be made in the original plans and specification for such work, and provided that suspension or abandonment has not exceeded one year (12 months), and further provided that there has been no change in the applicable adopted code editions. The policy assumes all work to be inspected is accessible and includes an average of one reinspection per inspection category. Under the terms of the policy, as described herein, this includes the service through final inspection and issuance of a certificate of occupancy.

4. #8383 Building Permit: Work Started Without a Permit
Rate Basis: UFS Building Permit Fee (#8412 thru 8420) multiplied by two.

The rate amount is based on the language in the 1997 UBC, Section 107.5.2, except that the Building Official has determined that the investigation fee shall be equal to the amount of the Building Permit Fee, UFS #8412 thru 8420. The purpose and intent of the fee is to recover some of the miscellaneous extra staff costs related to the enforcement actions associated with such issues. The investigation fee, in addition to the permit fee, shall be collectable, whether or not a permit is then or subsequently issued. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

5. #8384 Building Permit: Repeat/Reuse Application

Rate Basis: 50% less than the original Plan Check Fee, per UFS #8243.

The discounted rate applies to 1.) Applications made on projects that have completed the Repeat Plan File Setup process, see UFS Policy, item #1 previous, or 2.) To reuse applications that meet the criteria per Building Services Division, Code Interpretation #2002-01, included in this Policy as Addendum D. The intent of the discount is to more accurately reflect the cost of providing the service, including not charging applicants for work not performed. While some related administrative and follow-up staff time is required for such applications, little or no additional plan review is required.

6. #8388 Fire: Administrative/Miscellaneous Review

Rate Basis: \$50.00 per review

This fee is to more accurately reflect the cost of providing this service and recover Fire Marshal staff time not previously charged. The fee is for review of administrative, discretionary and similar types of applications, such as subdivision, conditional use, variances, cottage industries and the like.

7. A. #8366 Construction Permit: Pre-application Review

Rate Basis: \$500.00 base plus \$100.00 per hour after the first 1.5 hours.

In general, Pre-application Review meetings are limited to a maximum 1.5 hours (90 minutes) and are scheduled accordingly. Historically, this pattern has been sufficient with minor exceptions where individual staff members agree to follow up with applicants at a later time for issues which require additional research. On rare occasions, a complicated project or complicated issue related to a project warrants a longer meeting or extensive additional research by one or more staff members. Such issues may not have been anticipated by the applicant or may have been unanticipated by staff due to inaccurate or incomplete information. The inclusion of an hourly rate, in addition to the base fee, allows staff some flexibility in extending a meeting when conditions allow or to continue additional research. It provides a mechanism for recovering some service costs for such unanticipated additional work. Neither the base fee nor the hourly rate is intended to recover all such cost for this service.

B. #8422 Construction Permit: Reduced Pre-application Review

Rate Basis: \$250.00 base plus \$100.00 per hour after the first 1.5 hours.

Pre-application meetings at a reduced rate basis are reserved for commercial projects and, to a lesser degree, residential and/or accessory projects that have chosen to or have been required to go through a discretionary permit review. Discretionary permit applications are

generally expensive. They receive staff review and comment and usually include conditions of approval. However, the review, comments and conditions are typically general in nature, since the information provided for review is typically preliminary in scope at the discretionary review phase. Through experience, staff has learned that certain types of projects benefit from additional and more detailed preliminary review typical of pre-application meetings, including the opportunity to ask and answer questions specific to the project. Such projects are often complicated in scope, involve inexperienced or volunteer applicants, involve multiple natural resource issues or combination of these and other factors. Because significant expense and review has already occurred, these meetings involve a reduced number of staff participants, thus the reduced rate basis.

8. #8373 Outside Plan Review

Rate Basis: Less 25% of Building Permit Plan Check Fee, UFS #8243, according to the conditions of the Unified Fee Schedule Policy.

Whatcom County's work load, as it relates to building permit applications, has historically been subject to fluctuations of undetermined duration due to uncontrollable forces, such as seasonal or weather related, economic, regulatory changes and the like. Such forces may occur simultaneously or overlap and may occasionally be severe. Whatcom County, like other jurisdictions, has limited resources and options to respond to such fluctuations in a timely manner. Workload backlogs occur as a result. Outside Plan Review has been successfully utilized by Whatcom County as one mechanism to respond to work load backlogs. However, because the private plans examiner who performs the outside plan review is paid by the applicant, there is potential for issues related to conflict-of-interest and the Public Service Inspector must be extra vigilant when performing inspections on these projects. In addition, the private plans examiner is not as accessible as County staff when problems or question arise. Therefore, it is recognized, potentially, as less than optimal.

Outside Plan Review (OSR) will be available to applicants as an option. However, the Building Official has latitude whether to maintain the availability of this option. The applicant must request OSR at the time of the application submittal appointment. The application file will be "marked" OSR at that time. However, marking the file is no guarantee, implied or otherwise, that the specific project application or any given project application will be eligible for OSR. Marked application files will only be routed to OSR if the internal backlog for plan review exceeds the timeline goal of the Building Services Division. It is the goal of the Division to review each plan within a four week or less time frame, starting from the date that the application is determined to be complete and ready for plan review. The time frame goal may be subject to adjustment or modification

according to work load, operation and/or management needs of the Building Services Division. The plan review phase is typically the last major review before the application is approved for permit issuance, usually followed only by final review. All other required reviews applicable to the project must be completed before an application will be routed to OSR unless approved otherwise by the Building Official.

The intent of the discount is to more accurately reflect the cost of providing the service, including not charging applicants for work not performed. The OSR program requires more administrative and follow-up staff time than the Repeat/Reuse Application program, but there is still little or no additional plan review required.

9. #8349 Plumbing: Complex Systems and #9010 Mechanical Code: Complex Systems
Rate Basis: UFS Building Permit Fee (#8412 thru #8420) and Plan Check Fee (#8243)

The Building Services Division reserves the flexibility to base fees for complex plumbing and/or mechanical systems on the valuation of the project instead of the typical per-appliance provisions currently in the Unified Fee Schedule. It is increasingly common for new innovative solutions to residential, commercial and industrial plumbing and mechanical problems to involve complex, integrated systems utilizing multiple appliances. Two possible examples are an integrated solar and geothermal residential heating system or an industrial grade flash freezing system for a berry processing plant. Both systems are easily described as complex and do not fit the usual review and inspection mode. They typically require extensive plan review, communication with consultants, multiple site inspections and, in some cases, extensive testing protocols developed by licensed design professionals.

10. #9027 Building Permit Extension Request
Authorization: WCC 15 and per Planning and Development Services Internal policy PL1-74-002Z (Addendum E)

Reviewed and Approved



J.E. Ryan, Interim Director
Planning & Development Services



Wain Harrison, Supervisor
Building Services Division

Dated: 10-18-10

Dated: 10/18/10

UNIFIED FEE SCHEDULE POLICY
BUILDING SERVICES DIVISION

ADDENDUM A

PLANNING & DEVELOPMENT SERVICES
BUILDING SERVICES DIVISION
CONSTRUCTION FEE SCHEDULE ADDENDUM
(Revised January 1, 2009)

TYPE OF CONSTRUCTION	VALUE PER SQUARE FOOT	
SINGLE FAMILY RESIDENCE:		
Living Space - All Floors		\$90.00
	Valuation per apprvd bid documentation or	
Remodel/Renovation (whichever is less)		\$45.00
Bonus Room - No Fixtures - Upper Floor		\$35.00
Basement - Unfinished		\$35.00
GARAGE:		
Attached/Detached with insulation & drywall		\$30.00
Detached, interior frame exposed		\$20.00
CARPORT		\$15.00
COVERED PORCH/DECK		\$15.00
UNCOVERED PORCH/DECK		\$12.00
ACCESSORY STORAGE:		
Wood Frame		\$20.00
Pole Type		\$15.00
FARM BUILDINGS:		
Pole Buildings		\$18.00
Steel Buildings		\$20.00
Concrete Block		\$20.00
FIREPLACES: MASONRY		
Single		\$1,500.00
Double		\$2,000.00
GREENHOUSES:		
Commercial, soft skin		\$7.00
Commercial, hard skin		\$20.00
Residential, soft skin		\$10.00
Residential, hard skin		\$25.00
MISC. CONSTRUCTION/DOCKS, ETC:	<u>Fresh Water</u>	<u>Salt Water</u>
Floating Docks	\$8.00	\$12.00

Piling Supported Docks	\$8.00	\$12.00
Ramps	\$8.00	\$12.00
Individual Piles	\$150.00	\$200.00
MISC. CONSTRUCTION/ADDITIONS:		
Sun Room		\$50.00
Foundations/Retaining Walls (per linear foot)		\$100.00
MOBILE HOMES INSTALLATION:		
Mobile Home Plan Review Fee		\$100.00
Single Wide (in Mobile Park)	(Per story)	\$250.00
Single Wide (on Residential Lot)	(Per story)	\$350.00
Double Wide (in Mobile Park)	(Per story)	\$400.00
Double Wide (on Residential Lot)	(Per story)	\$500.00
Triple Wide (in Mobile Park)	(Per story)	\$500.00
Triple Wide (on Residential Lot)	(Per story)	\$600.00
Quadruple Wide (in Mobile Park)	(Per story)	\$600.00
Quadruple Wide (on Residential Lot)	(Per story)	\$700.00

**UNIFIED FEE SCHEDULE POLICY
BUILDING SERVICES DIVISION**

ADDENDUM B (SAMPLE TABLE)

Square Foot Construction Costs^{a, b, c}

Group	(2003 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	176.86	171.15	166.88	159.97	148.38	147.66	154.79	137.22	132.12
	Assembly, theaters, without stage	163.20	157.49	153.22	146.31	134.72	134.00	141.12	123.56	118.45
A-2	Assembly, nightclubs	137.74	133.48	130.10	125.03	116.08	115.77	120.68	106.71	103.11
A-2	Assembly, restaurants, bars, banquet halls	136.74	132.48	128.10	124.03	114.08	114.77	119.68	104.71	102.11
A-3	Assembly, churches	163.64	157.92	153.66	146.75	135.13	134.40	141.56	123.97	118.86
A-3	Assembly, general, community halls, libraries, museums	139.33	133.62	128.35	122.44	109.81	110.09	117.26	98.65	94.55
A-4	Assembly, arenas	136.74	132.48	128.10	124.03	114.08	114.77	119.68	104.71	102.11
B	Business	140.02	134.95	130.65	124.54	111.53	110.82	119.78	99.60	95.75
E	Educational	149.11	144.06	139.93	133.69	123.37	120.45	129.32	110.19	106.00
F-1	Factory and industrial, moderate hazard	85.02	81.11	76.36	73.96	63.99	64.99	70.93	54.57	51.74
F-2	Factory and industrial, low hazard	84.02	80.11	76.36	72.96	63.99	63.99	69.93	54.57	50.74
H-1	High Hazard, explosives	79.75	75.84	72.09	68.68	59.88	59.88	65.66	50.46	N.P.
H234	High Hazard	79.75	75.84	72.09	68.68	59.88	59.88	65.66	50.46	46.63
H-5	HPM	140.02	134.95	130.65	124.54	111.53	110.82	119.78	99.60	95.75
I-1	Institutional, supervised environment	138.30	133.59	130.04	124.80	114.56	114.52	123.94	105.39	101.21
I-2	Institutional, incapacitated	233.04	227.97	223.67	217.56	204.05	N.P.	212.80	192.13	N.P.
I-3	Institutional, restrained	159.07	154.00	149.70	143.59	131.82	130.11	138.83	119.89	114.03
I-4	Institutional, day care facilities	138.30	133.59	130.04	124.80	114.56	114.52	123.94	105.39	101.21
M	Mercantile	102.58	98.32	93.94	89.87	80.45	81.15	85.52	71.08	68.48
R-1	Residential, hotels	138.69	133.98	130.43	125.19	115.04	115.00	124.42	105.87	101.68
R-2	Residential, multiple family	116.34	111.63	108.08	102.84	92.80	92.76	102.18	83.63	79.45
R-3	Residential, one- and two-family	111.51	108.46	105.79	102.87	98.15	97.91	101.12	93.50	88.03
R-4	Residential, care/assisted living facilities	138.30	133.59	130.04	124.80	114.56	114.52	123.94	105.39	101.21
S-1	Storage, moderate hazard	78.75	74.84	70.09	67.68	57.88	58.88	64.66	48.46	45.63
S-2	Storage, low hazard	77.75	73.84	70.09	66.68	57.88	57.88	63.66	48.46	44.63
U	Utility, miscellaneous	59.54	56.30	52.95	50.29	43.72	43.72	46.94	35.89	34.18

(Note: Building Safety Journal Square Foot Construction Costs table in effect at time of submittal of 2009-2010 UFS Schedule, January-February 2008, and including an internally adjusted fee for S-1, Type II-B, steel frame or steel stud rental storage buildings and steel storage container structures. The most current available table will be referenced)

UNIFIED FEE SCHEDULE POLICY
BUILDING SERVICES DIVISION

ADDENDUM C

REPEAT PLAN PERMIT APPLICATIONS

Thank you for participating in our Repeat Plan Permit program. The intent of this program is to substantially reduce the time necessary to obtain a building permit by eliminating the waiting period in plan review. Since your plans are “pre-approved”, they will not be required to go through the normal plan review process (they’re already approved!). To help expedite your permit you will need to supply sufficient information for all departments to perform their reviews.

INITIAL REPEAT PLAN APPLICATION

1. Make appointment with a Plans Examiner to submit Repeat Plans.
2. Bring 2 complete sets of plans including floor plans and elevations, energy compliance forms and engineering (if required) to appointment.
3. A file will be set up for your Repeat Permit. Every effort will be made to review repeat plans and related information within two weeks of the date submitted.
4. You will be notified by a Plans Examiner when the repeat plans are ready to pick up. The balance of the plan review fee will be paid at this time.
5. You will receive two sets of approved plans, energy compliance forms, and engineering (if required). You will also receive a partially completed permit application form, which is part of your repeat permit.

PULLING PERMIT APPLICATIONS OFF REPEAT PLANS

When you are ready to pull a permit from your pre-approved repeat plans, you will need to bring the following information to your application appointment:

1. Photocopy of your partially completed repeat permit application form. You will need to fill in the site-specific information at the top of the application (parcel number, site address, etc.) and sign the bottom of the application.

2. Two complete copies of your pre-approved repeat plans with all plan review comments and corrections.
3. Two copies of your pre-approved energy compliance forms and engineering calculations (if required).
4. Other applicable documents normally required to apply for a building permit. (See the checklist of required information in the Residential Structures application packet.)

All other departmental reviews such as zoning, land disturbance, and Health Dept. will be completed prior to permit issuance.

Your construction plans are valid for sites meeting design criteria indicated on plans (i.e. 25 psf snow load region, 1500 psf assumed soil bearing capacity, etc.). If your proposed site conditions do not meet design criteria indicated on plans, plans will not be valid and additional review by this department will be required. Fees are required for additional review.

Your repeat plans are valid until the next applicable code changes. At that time, if you wish to re-instate your repeat permit, a supplementary plan review and additional fees (\$100.00 minimum) will be required.

UNIFIED FEE SCHEDULE POLICY
BUILDING SERVICES DIVISION

ADDENDUM D

CODE INTERPRETATIONS

WHATCOM COUNTY PLANNING AND DEVELOPMENT SERVICES
BUILDING SERVICES DIVISION

NUMBER: 2002-01

EFFECTIVE DATE: 2/15/02

REVISION DATE: 11/1/07

SUBJECT: Conditions of discounted plan review fee for Reuse Plans.

CODE: Current adopted edition of the International Residential Code (IRC), Sections R106 & R108

SUBMITTED BY: Wain Harrison *W.H.*

APPROVED BY: Sam Ryan *SR*

STATEMENT OF INTERPRETATION:

Whatcom County Building Services Division will discount 50% of the plan review fee for specific individual permit applications on a case-by-case basis, subject to the Building Official's discretion. A review fee discount will apply for reuse residential plans, based on the current adopted Unified Fee Schedule, subject to the following conditions:

1. The plans in question must have been previously reviewed by Building Services within one year of the date of the current application for the reuse plan submittal.
2. The applicant must provide the most recent previous permit number associated with the reuse plan; submit two clear, legible copies of the previously reviewed plan drawings with all the Plans Examiner notes, conditions and labels visible; provide copies of all relevant documents, such as engineer calculations, energy code forms, truss layout/engineering and the like.

3. The current application for the reuse plan submittal shall have no more than minor, nonstructural changes with no alterations or expansion of the original building footprint. All changes must be clearly indicated on the plan drawings.

4. Engineered reuse plans must be accompanied by a letter from the engineer of record approving the use of the engineering for the specific plans at the new proposed building site. Any proposed changes to the plan drawings, minor or otherwise, must be reviewed and approved in writing by the engineer of record. The written documentation must be stamped and signed by the engineer.

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Any applications submitted, which do not meet all of the above applicable conditions, will not be considered a reuse plan submittal. The application will be subject to the full plan review fee, based on the current adopted Unified Fee Schedule.



Addendum E

Planning and Development Services
Policy

Subject/Title: Building Permit Expiration Policy

Number: PL1-74-002Z

Effective Date: 10-18-10

Submitted By: Wain Harrison, Building Services Supervisor *W.H.*

Reviewed By: J.E. "Sam" Ryan, Director *GER*

Approved By: J.E. "Sam" Ryan, Director *GER*

Statement: To provide direction and guidance when making determinations regarding the typically complicated issues related to the expiration of building permits

Reference: The current adopted editions of the International Building Code (IBC), Sections 105.4 and 105.5, and of the International Residential Code (IRC), Sections R105.4 and R105.5.

PERMIT EXPIRATION POLICY

I. Extension Requests

Issued building permits may be extended per IBC Section 105.5 and IRC Section R105.5. Applicants may receive a maximum of two extensions for the duration of an issued permit provided each extension request is made, in writing, within 180 days from the date of the last applicable inspection or approved, documented activity. Otherwise, it will be assumed work has been suspended or abandoned and the permit will be considered expired.

Second and additional extension requests will be charged an administrative processing fee of \$100.00/hour (UFS #8078), rounded up in increments of ¼ hour. Administrative fees may be applied to processing of any extension related activity, at \$100.00/hour, if deemed warranted by the Building Official.

The Building Official has discretion and latitude regarding the approval of an extension request, the duration of an extension or the maximum number of allowed extensions in cases where there are verifiable extenuating circumstances, such as an out-of-pocket owner/builder, or

documented hardship, related but not necessarily limited to such categories as a family emergency, medical, financial, legal, etc. Proof of continuous construction activity may be considered. A minimum of a written chronology of the continuous activity and corroborating dated building material and/or (sub)contractor receipts must be submitted with the extension request. Final determination is at the sole discretion of the Building Official on a case-by-case basis.

Approved extended building permits retain vesting of the codes and regulations in effect at the time of complete application and applicable to the original, approved, issued permit.

A separate Building Permit Extension Request form must be filled out for each extension request. Additional documentation may be required for submittal and approval.

Due to the average general differences regarding the requirements, scope and historical duration of commercial projects, as opposed to residential, accessory and/or agricultural projects, additional time consideration is deemed appropriate and reflected in this policy.

II. Expiration greater than 180 days but less than 12 (twelve) months for residential, accessory and/or agricultural (R, AC, AG), 18 (eighteen) months for commercial (CM), and/or no change in applicable adopted code editions.

An issued building permit, which has expired, may be reinstated if the duration from the date of the last applicable inspection or approved, documented activity has not exceeded 12 (twelve) months R, AC, AG, 18 (eighteen) months CM, and/or no change has occurred in applicable adopted code editions. The fee for reinstatement is one-half the original building permit fee, per the current adopted Unified Fee Schedule (see UFS #8081).

One-half the original building permit fee means the building permit portion of the permit fee, established per the current adopted Unified Fee Schedule (UFS), Building Permits, #2004 through 2011, divided by two as applicable. Note: the UFS numbers reference the 2008 UFS, in effect at the time of the writing of this policy and may be subject to adjustment in future adopted schedules. Other specific, case-dependent fees may apply.

An alternative to reinstatement may be considered in cases where verifiable extenuating circumstances or documented hardship exist. A permit, expired less than 12 (twelve) months R, AC, AG, 18 (eighteen) months CM, and/or no change in applicable adopted code editions has occurred, may be extended in lieu of reinstatement provided the duration of the approved extension does not exceed 180 days from the actual date of expiration.

A reinstated or alternatively extended building permit retains vesting of the codes and regulations in effect at the time of complete application

determination, except that any revisions to the project will be subject to the codes and regulations in effect at the time of revision submittal.

III. Expiration greater than 12 months R, AC, AG, 18 months CM, and/or change in applicable adopted code editions.

An issued building permit, which has expired, remains expired, loses all vesting and cannot be reinstated if the duration from the date of the last applicable inspection or approved, documented activity has exceeded 12 (twelve) months R, AC, AG, 18 (eighteen) months CM, and/or a change has occurred in applicable adopted code editions.

Applicants must apply for an entirely new building permit to reactivate their nonexempt project(s) - see IBC Section 105.2 and IRC Section R105.2. No applications will be accepted until all outstanding fees associated with the original expired permit have been paid in full. New building permit applications to reactivate a nonexempt project are vested at the time of new application and must be updated and meet all requirements of the applicable adopted codes and regulations in effect at the time the application is determined to be complete.

IV. Exception

When an issued building permit has expired and available records verify that only a checklist or final inspection remain to complete the building permit, an applicant/owner can close out the permit by scheduling the checklist inspection or final inspection. The inspection shall be prepaid. The fee is \$100.00, designated per the Unified Fee Schedule as a re-inspection (UFS #2002). Additional inspections may be required, per the judgment of the Public Service Inspector, before the building permit can be completed and certificate of occupancy issued. Each additional inspection must be prepaid at the designated fee of \$100.00 per inspection.

Issued building permits that have expired and have additional inspections remaining besides checklist or final inspection, do not meet the criteria of this exception and are subject to the applicable requirements of the other sections of this policy.

V. Permits subject to the seasonal clearing activity restrictions in Water Resource Special Management Areas, Whatcom County Code (WCC), Section 20.80.735.

Permits issued within the boundaries of a Water Resource Special Management Area (Lake Whatcom, Lake Samish, Lake Padden), which are subject to seasonal clearing activity restrictions have additional expiration requirements and considerations. The requirements and considerations are addressed per Building Services Division Code Interpretation #2007-03.

VI. Additional considerations and philosophy.

The International Codes recognize that a certain number of permit extensions are unavoidable. However, they are often problematic from an administrative point of view. Office and field staff should consistently encourage and look for ways to work with applicants to avoid extensions where responsible and practical.

Where possible, when applicants agree a particular deadline can be safely met, extension durations should be limited. Building Services is under no obligation to grant full 180-day extensions in all cases. However, every effort should be made by staff to educate the applicant about the full implications and/or consequences of their decision and agreement.

Building Services will not accept responsibility for work which has been completed and covered without the applicable required inspections, unless and only when the applicant agrees to expose all applicable work so that the required inspections can be completely and responsibly performed. In all cases, where work has been covered without required inspection, it will be clearly documented on the inspection record and in the corresponding permit record in the database.

VII. IBC Section 104.1. IRC Section R104.1, Duties and Powers of the Building Official.

The Building Official has the authority to render interpretations of the adopted codes and to adopt policies and procedures in order to clarify the application of their provisions. The Building Official has discretion and latitude in the interpretation of all aspects of this policy and the procedures referred to herein. Final determinations are at the sole discretion of the Building Official.