

**CITY OF WEST RICHLAND  
RESOLUTION NO. 31-18**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST  
RICHLAND, WASHINGTON UPDATING THE MASTER FEE SCHEDULE FOR  
THE COMMUNITY DEVELOPMENT DEPARTMENT**

**WHEREAS**, it is the general policy to update fees that are reflective of the cost of services provided by the City; and

**WHEREAS**, the City Council finds that the following fee schedule sets forth fees that are reasonable and necessary;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST RICHLAND,  
WASHINGTON, DOES RESOLVE AS FOLLOWS:**

The Master Fee Schedule – Schedule D, Section 11 is updated to include the following:

**Section 11 – Building And Construction  
Fees**

Fees for each International building code, international Residential Code, or Washington State Energy Code Permit. Shall be set as Fallows.  
(Per WRMC 15.18)

**Supplement Table 1-B Valuation  
(Residential only)**

Single-Family Residence\*( includes new construction, additions and heated basements

Unfinished Basement/Storage (un-heated)

Single-Family Interior Remodel  
Garage

Carports or patio covers (concrete and wood deck)

Wood Deck

**Valuation per sft**

**\$116.15/sf**

**\$45.92/sf**

**Based on Valuation  
\$45.92sf**

**\$28.00/sf**

**\$15.00/sf**

Residential and commercial valuations are based on square footage, occupancy use and type of construction.

Valuations for determining building permit fees are taken from the Current International Code Council trade publication and are updated using the August publication each year. Calculations are based on type of use or occupancy and type of construction.

<https://www.iccsafe.org/wp-content/uploads/BVD-0815.pdf>

Permit fees are based on project valuation see table 1-A once projected valuation has been determined.

**Other Residential Only Permits Fees**

Manufactured Home / Mobile Home Based on project value

Swimming Pool (5000 gallons & over or over 24" in depth) Based on project value

Residential Re-roof \$150.00

Residential Mechanical (includes gas piping, etc.) \$35.00

Residential Plumbing (hot tub, water heater, water softener, etc.) \$35.00

Siding, Windows and Doors \$44.50

Gas, Pellet and Stove Fireplaces \$52.70

Demolition Permit <2500 sft \$130.00

Demolition Permit >2500 sft \$175.00  
(Structures under 250 sf exempt)

Temporary Tents/Canopies/Air Structures \$75.00  
Private Use (including Review)

State Building Code Fee  
Effective July 1 2018

Projects Permitted under the IRC \$ 6.50 charged on all building permits for the first unit (+ 2.00 per each additional residential unit after the first)  
Projects permitted under the IBC or IEBC \$25.00 (+ 2.00 per each additional residential unit after the first)

A 2% technology surcharge shall be added to every permit issued. (min \$2.00)

**Additional inspection fees and penalties:**

1. Fees are based on two inspections and one re-inspection. \$100.00 per inspection.
2. Re-inspection fees: When such portion of work for which inspection is called is not complete, approved plans and permit is not on the site or when corrections called for are not made: \$130.00 per hour (minimum charge 1 hr.).
3. Inspections outside normal business hours:

**Plan Review Fees:**

When submitted documents are required by WRMC 15.02.610, **a plan review fee shall be paid at the time of submitting the submittal documents for review.**

1. Residential Plan Review Fee 35% of the building permit fee.  
(Due at time of submittal) (10% of fee for Planning Dept. site plan review)
  2. Commercial Plan Review Fee 65% of the building permit fee.  
(Due at time of submittal)
  3. Additional plan review required by changes, additions or revisions to plans \$85.00 per hour  
(minimum charge – one-half hour)
- For use of outside consultants for plan checking and inspections, or both Cost of service + Administrative fee  
(Administrative fee shall be 15% of total cost)

**Table 1-A.** West Richland Master Fee Schedule Table 1-A Building Permit Fees, is hereby adopted to read as follows:

Table 1-A Building Permit Fees		
TOTAL VALUATION	Residential	Commercial
\$1.00 to \$500.00	\$25.85	
\$501.00 to \$2,000.00	\$25.85 for the first \$500.00 plus \$3.35 for each additional \$100.00, or fraction thereof, to and including \$2,000.00	
\$2,001.00 to \$25,000.00	\$76.18 for the first \$2,000.00 plus \$15.40 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00	
\$25,001.00 to \$50,000.00	\$430.38 for the first \$25,000.00 plus \$11.11 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00	
\$50,001.00 to \$100,000.00	\$708.13 for the first \$50,000.00 plus \$7.70 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00	
\$100,001.00 to \$500,000.00	\$1,093.13 for the first \$100,000.00 plus \$6.15 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00	
\$500,001.00 to \$1,000,000.00	\$3,557.13 for the first \$500,000.00 plus \$5.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00	
\$1,000,000.00 and up	\$6,169.63 for the first \$1,000,000.00 plus \$3.50 for each additional \$1,000.00, or fraction thereof	

**Fee schedule for administrative procedures and miscellaneous inspections,**

shall read as follows:

In addition to any other fees specified, there shall be a fee schedule for certain administrative procedures not otherwise included as set forth in the following schedule of fees:

Relocation (pre-inspection)	Per Table 1-A
Housing inspection	Per Table 1-A/*Actual city cost
Occupancy Change of use	Per Table 1-A

**Other Commercial Permit Fees**

Demolition Permit (≤2,500 sq. ft.)	\$130.00
Demolition Permit (>2,500 sq. ft.)	\$175.00
Temporary Tents/Canopies/Air Structures Public Use (includes review)	\$150.00
Commercial Reroof (nonstructural)	Based on project Value
Fuel tank installation (per tank)	\$50.00
Fuel tank removal (per tank)	\$50.00

**Table 2-A.**

**Commercial Mechanical Permit Fees, is shall read as follows:**

(The following are component based fees for projects such as tenant improvements or fixture upgrades and are not associated with new construction building permit fees.)

Mechanical Permit Issuance	Commercial
For the issuance of each mechanical permit	\$50.00
Unit Fee Schedule (in addition to the issuance fee)	
Furnace System	\$38.00
Appliance Vent	\$13.00
Ventilation Fan	\$13.00
Boiler/Compressor/Absorption Unit	\$65.00
Air-Handling Unit	\$25.00
Exhaust Hood, Type I, Type II	\$50.00
Incinerator	\$33.00
Miscellaneous Appliances	\$37.00

**Table 3-A Commercial Plumbing code permit fees.**

(The following are component based fees for projects, such as tenant improvements or fixture upgrades and are not associated with new construction building permit fees.)

Commercial Plumbing Permit Issuance	Commercial
For the issuance of each plumbing permit	\$46.00
Unit Fee Schedule (in addition to the issuance fee)	
For each additional plumbing fixture on one trap or a set of fixtures on one trap	\$13.00
For each water heater and/or vent	\$13.00
For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$13.00

For each installation, alteration of water piping and/or water treatment, each	\$13.00
For each installation or alteration of a drainage or vent piping, each fixture	\$13.00
For atmospheric-type vacuum breakers, 1-5	\$10.00
Additional atmospheric-type vacuum breakers exceeding 5, each	\$2.00
Backflow protective device other than atmospheric-type vacuum breakers:	\$ 40.00
For initial installation and testing for a reclaimed water system	\$46.00
For each annual cross-connection testing of a reclaimed water system (excluding initial test)	\$46.00
For each medical gas piping system serving 1- 5 inlet(s)/outlet(s) for a specific gas	\$88.00
Additional medical gas inlet(s)/outlet(s), each	\$8.00
Gas piping system, 1 – 5 outlets	\$10.00
Additional gas piping outlets, each	\$2.00
Bath Tub/Shower	\$13.00
Bidet	\$13.00
Clothes Washer	\$13.00
Dishwasher	\$13.00
Drinking Fountain	\$13.00
Floor Drain	\$13.00
Grease Trap	\$13.00
Hose Bib	\$13.00
Ice Maker	\$13.00
Laundry Tub	\$13.00
Pressure Reducing Valve	\$13.00
Roof Drain	\$13.00
Sink (kitchen/bath)	\$13.00
Urinal	\$13.00
Water Closet	\$13.00

**Fire code permit fees: 4-A**

Fire Sprinkler Permit

Fee Schedule

Plan Review fee is due at time of application submittal\*

Commercial Tenant Improvement Fire Sprinkler or System Modification Fees:

Number of Heads or Devices	Breakdown	
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From	To	Inspection	Plan Review	Total
1	10	\$60	\$70	\$130
11	30	\$80	\$110	\$190
31	50	\$80	\$160	\$240
51	100	\$120	\$240	\$360
>100		40%	60%	\$360 plus \$110 per 100 additional devices or portion thereof.

**New Commercial Fire Sprinkler System Fees:**

Number of Heads or Devices		Breakdown		Total
From	To	Inspection	Plan Review	
1	40	\$80	\$530	\$610
41	100	\$120	\$515	\$635
101	300	\$200	\$510	\$710
>300		40%	60%	\$710 plus \$120 per 100 additional devices or portion thereof.

**13D (One and Two Family Residential ) Fire Sprinkler System Fees:**

Number of Heads		Breakdown		Total
From	To	Inspection	Plan Review	
1	40	\$80	\$270	\$350
>40		\$120	\$380	\$500

**Other Components:**

Device	Breakdown		Total
	Inspection	Plan review	
Per Supply installed by fire sprinkler contractor (Includes 1 post/wall indicator valve and 1 fire department connection)	\$0	\$45	\$45
Per Supply installed by other than fire sprinkler contractor	\$0	\$130	\$130
Per Riser (Each interior zone supply)	\$0	\$45	\$45
Per Standpipe (FDC supply inlet and associated outlets)	\$120	\$390	\$510
Fire Pump	\$120	\$555	\$675

Over the counter permit Inspection fee (25 head maximum): \$110

**C. Fire Alarm permit fee schedule.**

Plan review fees are due at time of application submittal. The following fees shall apply:

**Commercial Tenant Improvement Fire Alarm or System Modification Fees:**

Number of Devices		Breakdown		Total
From	To	Inspection	Plan Review	
1	10	\$80	\$120	\$200
11	20	\$120	\$160	\$280
21	40	\$120	\$210	\$330
41	100	\$180	\$230	\$410
>100		40%	60%	\$410 plus \$200 per 100 additional devices or portion thereof.

**New Commercial System Inspection Fees:**

Number of Devices		Breakdown		Total
From	To	Inspection	Plan Review	
1	25	\$80	\$120	\$200
26	50	\$120	\$190	\$310
51	100	\$180	\$305	\$485
>100		40%	60%	\$485 plus \$200 per 100 additional devices or portion thereof.

Over the counter permit Inspection fee (10 device maximum): \$110

In addition to the device fees imposed by this section the following charges shall also apply:

New or Replaced:

Fire Alarm Device Type	Breakdown		Total
	Inspection	Plan review	
FACP	\$20	\$150	\$170
Transmitter	\$20	\$110	\$130
Power Sub Panel	\$0	\$60	\$60

**D. Miscellaneous fees.**

**Fixed Fire Extinguishing System Fees**

System Type	Breakdown		Total
	Inspection	Plan review	
Full systems (Including piping, nozzles and releasing panel)	\$50	\$275	\$325
Tenant Improvement or System	\$50	\$110	\$160



Modification (Nozzle change/move)			
Temporary membrane structures, tents and canopies:	\$50	\$80	\$130
Flammable/combustible liquid storage tank installation/removal:	\$50	\$160	\$210

**Grading Plan Review Fees**

50 cubic yards or less	No Fee
51 to 100 cubic yards	\$23.50
101 to 1,000 cubic yards	\$37.00
1,001 to 10,000 cubic yards	\$49.25

10,001 to 100,000 cubic yards \$49.25 for the first 10,000 cubic yards, plus \$24.50 for each additional 10,000 cubic yards or fraction thereof

100,001 to 200,000 cubic yards \$269.75 for the first 100,000 cubic yards, plus \$13.25 for each additional 10,000 cubic yards or fraction thereof

200,001 cubic yards or more \$402.25 for the first 200,000 cubic yards, plus \$7.25 for each additional 10,000 cubic yards or fraction thereof

Additional plan review required by changes, additions or revisions to approved plans (minimum charge—one-half hour) \$50.50 per hour

**Grading Permit Fees**

50 cubic yards or less	\$23.50
51 to 100 cubic yards	\$37.00

101 to 1,000 cubic yards \$37.00 for the first 100 cubic yards plus \$17.50 for each additional 100 cubic yards or fraction thereof

1,001 to 10,000 cubic yards \$194.50 for the first 1,000 cubic yards, plus \$14.50 for each additional 1,000 cubic yards or fraction thereof

10,001 to 100,000 cubic yards \$325.00 for the first 10,000 cubic yards, plus \$66.00 for each additional 10,000 cubic yards or fraction thereof

100,001 cubic yards or more

\$919.00 for the first 100,000 cubic yards,  
plus \$36.50 for each additional 10,000 cubic  
yards or fraction thereof

Inspections outside of normal business  
hours (minimum charge – 2 hours)

\$50.50 per hour

Reinspection fee

\$50.50 per hour

Inspections for which no fee is specifically  
indicated (minimum charge—one-half hour)

\$50.50 per hour


**Effective Date:** This resolution will become effective on January 1, 2019.

**PASSED by the City Council for the City of West Richland, Washington,** this 16<sup>th</sup>  
day of October, 2018.



Brent Gerry, Mayor

ATTEST:

  
Julie Richardson, City Clerk

APPROVED AS TO FORM:

  
Bronson Brown, City Attorney