

RESOLUTION NO. R-054-2023

ORDER OF BOARD OF COUNTY COMMISSIONERS  
ADAMS COUNTY, WASHINGTON

IN THE MATTER OF AMENDING THE ADAMS COUNTY BUILDING AND PLANNING  
MASTER FEE SCHEDULE

WHEREAS, Adams County has the authority to establish a fee schedule for various building permits (IBC Section 109) and land use permits (ACC 17.88.060) required within the unincorporated portions of Adams County.

THEREFORE, BE IT HEREBY RESOLVED that the following fee schedule, labeled "Schedule A – Building and Planning Department Master Fee Schedule" is hereby adopted and becomes effective January 1, 2024.

BE IT FURTHER RESOLVED that all other resolutions of adopted fee schedules pertaining to ACC Title's 15, 16, 17 and 18, that are inconsistent with the provisions of this resolution, are hereby repealed, effective January 1, 2024.

DATED this <sup>20th</sup> 21st day of December, 2023.



BOARD OF COUNTY COMMISSIONERS  
ADAMS COUNTY, WASHINGTON

Jay R. Weise, Chairman

Dan C. Blankenship, Vice-Chairman

Miguel A. Garza, Commissioner

ATTEST:

Patricia J. Phillips, CMC  
Clerk of the Board

Approved as to form:

Randy J. Flyckt  
Adams County Prosecutor  
WSBA #29302

STATE OF TEXAS

COUNTY OF [illegible]

[illegible text]

[illegible text]

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# MASTER FEE SCHEDULE

## Schedule A – Building and Planning Department

Description	Fee Amount
<b>Section 1 – Zoning – Application and Fees</b>	
1. Zoning Confirmation Letter	\$ 50.00
2. Short Plat Subdivision	\$600.00 plus \$50.00 For Each Lot
3. Subdivision (long Plat)	\$1200.00 plus \$50.00 for each lot
4. Planned Residential Development (PRD)	\$1200.00 plus \$50.00 for each lot
5. Boundary Line Adjustment (BLA) / Segregation / Lot Consolidation	\$350.00
6. Variance	\$400.00
7. Variance (administrative)	\$200.00
8. Site Plan Review (Building Permit)	\$150.00
9. Conditional Use Permit	1200.00
10.	
11. Rezone (Map Amendment)	\$ 800.00
12. Zoning Code Text Amendment	Major (w/Comp Plan) \$1200.00 Minor \$500.00
13. Comprehensive Plan Amendment	Text \$1200.00 Map \$1500.00
14. State environmental Policy Act (SEPA)	\$150.00
15. Home Occupation Permit (annual)	\$75.00
16. Vacation of Easement	\$300.00
17. Address Assignment	\$50.00
18. Address marker sold separately or issued with a Building Permit.	\$10.00 ea.

<b>Section 2 – Critical Areas – Application Fees</b>	
1. Critical Areas Filing Fee	\$100.00
2. Critical Areas Variance/Reasonable Use Exceptional Fee	\$350.00
3. Wetland Delineation Review Fee	\$150.00
4. Habitat Assessment/Management Plan Review Fee	\$150.00
5. Geotechnical Report Review Fee	\$150.00

# MASTER FEE SCHEDULE

## Schedule A – Building and Planning Department

<b>Section 3 – Building and Construction Fees</b>
<p>Fees for each International building code, international Residential Code, or Washington State Energy Code Permit. Shall be set as Follows.</p> <p>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.  <a href="https://www.iccsafe.org/wp-content/uploads/BVD-0815.pdf">https://www.iccsafe.org/wp-content/uploads/BVD-0815.pdf</a></p> <p>Permit fees are based on project valuation see <b>Table 1-A</b> once projected valuation has been determined.</p>

<b>Section 3-A Supplement Valuation Table (Residential Only)</b>	<b>Valuation Cost per Square Foot. (sq. ft.)</b>
1. Single Family Interior Remodel	Based on Valuation
2. Detached Garages (Private Single Story Only)	\$ 66.48 / sq. ft.
3. Carports / Pole Buildings (Open on all sides)	\$ 35.00 / sq. ft.
4. Decks, Porches and Patio Covers	\$35.00 / sq. ft.

<b>Section 3-B Other Permit Fees</b>	<b>Valuation Cost per Square Foot. (sq. ft.)</b>
Manufactured Home (MH) Placement Permit	Based on Project Value (setup cost only)
Swimming Pool (5000 gallons & over or over 24" in depth)	Based on Project Value
Residential Re-roof	\$150.00
Mechanical and Plumbing Permit (associated with a residential project)	11% of Building Permit Fee
Residential Mechanical (Fireplace, Furnace, and Heat Pump, etc.)	\$50.00
Residential Plumbing (Hot Tub, Water Heater, Water Softener, etc.)	\$50.00
Siding, Windows, and Doors	Based on Project Value
Demolition Permit – ≤ 250 sq. ft.	Exempt
Demolition Permit – 251 to 2499 sq. ft.	\$130.00
Demolition Permit – ≥ 2500 sq. ft.	\$175.00
Temporary Tent/Canopies/Air Structures Private Use (Including Review)	\$ 100.00
Residential LPG Tank Installation (per tank)	\$ 75.00

<b>Additional Inspection Fees and Penalties</b>	
Fees are based on two (2) inspections and one reinspection.	

# MASTER FEE SCHEDULE

## Schedule A – Building and Planning Department

1. Reinspection Fees: When the 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.	\$ 110.00
2. Inspections outside normal business hours.	\$ 150.00 / hour (1 hour minimum)
3. Investigation fee for work done without permits.	Double base permit fee

<b>Plan Review Fees</b>	
<b>When construction documents are required, Plan Review Fees shall be paid at the time of submittal</b>	
1. Plan Review Fees (Due at time of submittal)	65% of the Building Permit Fee
2. Additional plan review required by changes, additions, or revisions to plans	\$85.00 / hour (minimum ½ hour)
3. For use of outside consultants plan checking and inspection, or both.	Cost of Service plus Administrative Fee (Administrative Fee shall be 15% of total cost)

<b>Table 1-A:</b>		
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	

# MASTER FEE SCHEDULE

## Schedule A – Building and Planning Department

\$1,000,000.00 and up	\$6,169.63 for the first \$1,000,000.00 plus \$3.85 for each additional \$1,000.00, or fraction thereof
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<b>Fee Schedule for Administrative Procedures and Miscellaneous Inspections</b>	
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:	
1. Relocation (pre-inspection)	Per Table 1-A
2. Housing Inspection	Per Table 1-A /*Actual County Cost
3. Occupancy Change of Use	Per Table 1-A

<b>Other Commercial Permit Fees</b>	
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

<b>Table 2-A Commercial Mechanical Permit Fees</b>	
The following are component-based fees for projects such as tenant improvements or fixture upgrade and are not associated with new construction building permit fees.	
<b>Mechanical Permit Issuance</b>	<b>Commercial</b>
For the Issuance of each Mechanical Permit	\$50.00
<b>Unit Fee Schedule (in addition to the issuance fee)</b>	
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 or Type II	\$50.00
Incinerator	\$33.00
Miscellaneous Appliances	\$37.00

<b>Table 3-A Commercial Plumbing Code Permit Fees</b>	
The following are component-based fees for projects such as tenant improvements or fixture upgrade and are not associated with new construction building permit fees.	
<b>Commercial Plumbing Permit Issuance</b>	<b>Commercial</b>
For the Issuance of each Plumbing Permit	\$46.00
<b>Unit Fee Schedule (in addition to the issuance fee)</b>	

# MASTER FEE SCHEDULE

## Schedule A – Building and Planning Department

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
Bathtub/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

**Table 4-A Fire Code Permit Fees**

# MASTER FEE SCHEDULE

## Schedule A – Building and Planning Department

<b>Table 4-A 1. Fire Sprinkler Permit Fee Schedule</b>
Plan Review Fee is due at time of application submittal

<b>Table 4-A 1.1 Commercial Tenant Improvement Fire Sprinkler or System Modification Fees</b>				
Number of Heads		Breakdown		Total
From	To	Inspection	Plan Review	
1	10	\$60.00	\$70.00	\$130.00
11	30	\$80.00	\$110.00	\$190.00
31	50	\$80.00	\$160.00	\$240.00
51	100	\$120.00	\$240.00	\$360.00
>100		40%	60%	\$360.00 plus \$110.00/100 additional devices or portion thereof

<b>Table 4-A 1.2 New Commercial Fire Sprinkler System Fees</b>				
Number of Heads		Breakdown		Total
From	To	Inspection	Plan Review	
1	40	\$80.00	\$530.00	\$610.00
41	100	\$120.00	\$515.00	\$635.00
101	300	\$200.00	\$510.00	\$710.00
>300		40%	60%	\$710.00 plus \$120.00/100 additional devices or portion thereof

<b>Table 4-A 1.3 13D (One and Two Family Residential) Fire Sprinkler Fees</b>				
Number of Heads		Breakdown		Total
From	To	Inspection	Plan Review	
1	40	\$80.00	\$270.00	\$350.00
>40		\$120.00	\$380.00	\$500.00

<b>Table 4-A 1.4 Other Components</b>			
Device	Breakdown		Total
	Inspection	Plan Review	
Per Supply installed by fire sprinkler contractor (Includes 1 post/wall indicator valve and 1 fire department connection)	\$0.00	\$45.00	\$45.00
Per Supply installed by other than fire sprinkler contractor	\$0.00	\$130.00	\$130.00



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## Schedule A – Building and Planning Department

Per Riser (Each interior zone supply)	\$0.00	\$45.00	\$45.00
Per Standpipe (FDC supply inlet and associated outlets)	\$120.00	\$390.00	\$510.00
Fire Pump	\$120	\$555.00	\$675.00
Over the counter permit inspection fee (25 head maximum) - \$110.00			

<b>Table 4-A 2. Fire Alarm Permit Fee Schedule</b>
Plan Review Fee is due at time of application submittal

Table 4-A 2.1 Commercial Tenant Improvement Fire Alarm or System Modification Fees				
Number of Heads		Breakdown		Total
From	To	Inspection	Plan Review	
1	10	\$80.00	\$120.00	\$200.00
11	30	\$200.00	\$160.00	\$280.00
31	50	\$120.00	\$210.00	\$330.00
51	100	\$180.00	\$230.00	\$410.00
>100		40%	60%	\$410.00 plus \$200.00/100 additional devices or portion thereof

Table 4-A 2.2.1 New Commercial System Inspection Fees				
Number of Devices		Breakdown		Total
From	To	Inspection	Plan Review	
1	25	\$80.00	\$120.00	\$200.00
26	50	\$120.00	\$190.00	\$310.00
51	100	\$200.00	\$305.00	\$485.00
>300		40%	60%	\$485.00 plus \$200.00/100 additional devices or portion thereof
Over the counter permit inspection fee (10 device maximum) - \$110.00				

In addition to the device fees imposed by this section the following charges shall also apply			
Table 4-A 2.2.2 New or Replaced			
Fire Alarm Device	Breakdown		Total
Type	Inspection	Plan Review	
FACP	\$20.00	\$150.00	\$170.00
Transmitter	\$220.00	\$110.00	\$330.00

# MASTER FEE SCHEDULE

## Schedule A – Building and Planning Department

Power Sub Panel	\$0.00	\$60.00	\$60.00
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<b>Table 4-A 3. Miscellaneous Fees</b>
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<b>Table 4-A 3.1 Fixed Fire Extinguishing System Fees</b>
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System Type	Breakdown		Total
	Inspection	Plan Review	
Full systems (Including piping, nozzles and releasing panel)	\$50.00	\$275.00	\$325.00
Tenant Improvement or System Modification (Nozzle change/move)	\$50.00	\$110.00	\$160.00
Temporary membrane structures, tents, and canopies	\$50.00	\$80.00	\$130.00
Flammable/combustible liquid storage tank installation/removal	\$50.00	\$160.00	\$210.00

<b>Table 4-A 4.1 Fireworks</b>
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Fireworks Sales Stands	\$100.00 / sales event
Fireworks Display	\$500.00 / event

<b>Table 4-B Grading</b>
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<b>Table 4-B 1. Grading Plan Review Fees</b>
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≤ 50 Cubic Yards	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	\$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	\$50.50 / Hour (Minimum ½ hour)

<b>Table 4-B 2. Grading Permit Fees</b>
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# MASTER FEE SCHEDULE

## Schedule A – Building and Planning Department

≤ 50 Cubic Yards	\$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	\$919.00 for the first 100,000 cubic yards, plus \$36.50 for each additional 10,000 cubic yards or fraction thereof
Inspection outside of normal business hours	\$50.50 / Hour (Minimum ½ hour)
Reinspection Fee	\$50.50 / Hour
Inspections for which no fee is specifically indicated	\$50.50 / Hour (Minimum ½ hour)