



Commercial/Multi-Family Building Permit Fees **Effective 02.3.2014**

- For estimates please contact a Permit Technician at 425-556-2473 or permittech@redmond.gov.
- Electrical, Mechanical and Plumbing permits are issued separately, see appropriate fee schedules.
- **Definition of valuation:** The prevailing fair market value of all labor, materials and equipment, whether actually paid or not.

How to calculate fees:

Step 1: Take total valuation of project and find the range in the Building permit fee table.

Step 2: For applicable plan review fees add Fire, Planning, Public Works fees and 65% of the Building permit fee.

Step 3: Add a 3% Technology Surcharge fee (applied to the total permit fees).

Step 4: Add a \$4.50 State Building Code surcharge.

Please note at time of submittal we collect plan review, planning, public works, fire and technology surcharge fees. At issuance the following fees are paid in full: adjusted plan review fees, permit fee, state building code surcharge, and impact fees.

Building Permit Fees	
The fees for building permits are based on the valuation of work being performed under the IBC and IRC Codes.	
Total Valuation	Fees
\$0.01 to \$500.00	\$27.38
\$500.01 to \$2,000.00	\$27.38 for the first \$500.00 plus \$3.55 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,000.01 to \$25,000.00	\$80.70 for the first \$2,000.00 plus \$16.30 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.01 to \$50,000.00	\$456.01 for the first \$25,000.00 plus \$11.77 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,000.01 to \$100,000.00	\$750.30 for the first \$50,000.00 plus \$8.17 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,000.01 to \$500,000.00	\$1,158.23 for the first \$100,000.00 plus \$6.54 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,000.01 to \$1,000,000.00	\$3,768.97 for the first \$500,000.00 plus \$5.53 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$6,537.02 for the first \$1,000.00 plus \$4.26 for each additional \$1,000.00, or fraction thereof
Plan Review Fees	
The Plan Review amount shall be an amount equal to 65% of the building permit fee set forth in the table above.	

COMMERCIAL/MULTI-FAMILY PERMIT AND OTHER FEES**Other Fees**

State Building Code Fee	\$4.50 per unit and \$2.00 for Each additional unit
Green Nonattainment Fee	Shall apply when developers intending to build Green Buildings change project scope to non-Green buildings. The nonattainment fee shall be set at 50% of the total permit fee.

Public Works

New Commercial/Multi-family	\$181.06
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Building

Inspection outside normal business hours	1.5 times hourly rate; \$108.04/hr or \$162.06
Investigation fee	Same as permit fee
Permit Extension	.5 hourly rate prior to expiration date. One extension allowed in plan review and during inspection for 180 days. (\$54.02)
Permit Reactivation	Permits shall automatically become invalid unless the work authorized by such permit is commenced within 180 days after issuance and not suspended or abandoned for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such expiration, suspension, or abandonment has not exceeded 180 days. Code cycles may not be crossed over into from one year to the next without separate permits and plan review.
Revision and Deferred Submittals	2 hour minimum fee and charged at hourly rate or fraction thereof after (\$216.09)

Planning

Commercial, Multi-family accessory structure	\$173.66
Commercial Portable/Modular	\$144.73
Green Commercial Tenant Improvement, Commercial Tenant Improvement	\$57.89
Green Multi-family remodel, Multi-family remodel	\$0.00
Green Commercial Addition, Green Multi-family addition, Commercial addition, Multi-family addition, Commercial exterior alteration, Commercial garage, Multi-family exterior alteration, Multi-family garage	\$231.56
Green new Commercial, Green new Multi-family, Commercial new construction, Multi-family new construction	\$347.34
Plan Revisions	\$115.78
Re-Inspection Fees	\$115.78

Fire	
Additional Plan Reviews	\$121.65/hour minimum
Green Multi-family - New Multi-family - New	<\$750,000 = \$712.77 ≥\$750,000 = \$1,960.11 >\$2,500,000 = \$3,563.84
Green Commercial - New Commercial - New	<\$1,000,000 = \$712.77 >\$1,000,000 = \$1,960.11 >\$2,500,000 = \$3,563.84
Green Commercial/Multi-family - Addition Commercial/Multi-family - Garage Commercial/Multi-family - Accessory Structure Commercial/Multi-family - Addition	<\$100,000 = \$297.33 >\$100,000 - \$499,999.99 = \$653.72 \$500,000 - \$2,500,000 = \$1069.15 >\$2,500,000 = \$3563.84
Green Commercial - Tenant Improvement Green Multi-family - Remodel Multi-family - Exterior Alteration Multi-family - Remodel Commercial - Tenant Improvement Commercial - Exterior Alteration	Expedited = \$178.19 < \$100,000 = \$297.33 >\$100,000 - \$499,999.99 = \$653.72 \$500,000 - \$2,500,000 = \$1,069.15 >\$2,500,000 = \$3,563.84
Expired Permits	Reactivate permit in less than 6 months from expiration - 1/2 of permit fee
Commercial Portable/Modular	\$182.47
Inspection outside normal business hours	1.5 times hourly rate (\$121.65/hr or \$182.48)
Investigation Fee- Work without a Permit	Permit fee amount
Miscellaneous Requests	\$121.65/hour
Permit Extensions	\$60.82
Plan Revisions	\$243.30 minimum
Re-Inspection Fees	\$121.65/hour minimum