Residential Building Permit Fees — Effective 10.1.2012

- 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, and Public Works fees and add 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 fee.

Please note at time of submittal we collect Plan review fees, Tech Surcharge fee, Planning, Public Works and Fire 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	$26.43
$500.01 to $2,000.00	$26.43 for the first $500.00 plus $3.43 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,000.01 to $25,000.00	$77.90 for the first $2,000.00 plus $15.73 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,000.01 to $50,000.00	$440.16 for the first $25,000.00 plus $11.36 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,000.01 to $100,000.00	$724.23 for the first $50,000.00 plus $7.89 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,000.01 to $500,000.00	$1,117.98 for the first $100,000.00 plus $6.31 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,0000.01 to $1,000,000.00	$3,638.00 for the first $500,000.00 plus $5.34 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,000.01 and up	$6,309.87 for the first $1,000,000.00 plus $4.11 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.	

RESIDENTIAL 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	
Detached SFR	$145.42
Building	
Inspection outside normal business hours	1.5 times hourly rate
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.
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 orignal 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
Planning	
Accessory Structure, Manufactured Home, Registered Basic (Plan Cases Only), and Registered Basic	$55.88
Change of Use to Residential	$55.88
Deck	$27.94
New construction, Green: New Residential	$195.57
Plan Revisions	$111.76
Re-Inspection Fees	$111.76
Residential Addition	$111.76
Swimming Pool	$139.70
Fire	
Additional Plan Reviews	$117.42/hour minimum
Change of Use to Residential	$352.27
Expired Permits	Reactivate permit in less than 6 months from expiration - 1/2 of permit fee
Green: New Residential, Residential New Construction, Addition, Remodel, Deck, Accessory Structure, Manufactured Home, Registered Basic	$117.42
Inspection outside normal business hours	1.5 times hourly rate
Investigation Fee- Work without a Permit	Permit fee amount
Miscellaneous Requests	$117.42/hour
Permit Extensions	$58.71
Plan Revisions	$234.84 minimum
Re-Inspection Fees	$117.42/hour minimum