

FIRE DEPARTMENT FEES
City of Redmond

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A. Building Permit Fees

Commercial	Exterior alteration, tenant improvement
Mixed Use	Exterior alteration, residential remodel, tenant
Multi-Family	Exterior alteration, remodel
Green Commercial	Tenant improvement
Green Mixed-Use	Residential remodel, tenant improvement
Green Multi-Family	Remodel

Construction Value	Fee*
≤ \$100,000	\$482.88
\$100,000.01 - \$499,999.99	\$1,018.12
\$500,000.00 - \$2,500,000.00	\$1,950.18
\$2,500,000.01 - \$15,000,000	\$4,613.21
> \$15,000,000	\$6,823.56
Expedited	\$352.38

Commercial	New
Mixed Use	New
Green Commercial	New
Green Mixed Use	New

Construction Value	Fee*
≤ \$1,000,000	\$1,524.08
\$1,000,000.01 - \$2,500,000.00	\$3,601.22
\$2,500,000.01 - \$15,000,000	\$4,613.21
> \$15,000,000	\$6,823.56

Change of Occupancy	To Multi-Family
Multi-Family	New
Green Multi-Family	New

Construction Value	Fee*
≤ \$750,000	\$1,524.08
\$750,000.01 - \$2,500,000	\$3,601.22
\$2,500,000.01 - \$15,000,000	\$4,613.19
> \$15,000,000	\$6,823.56

Change of Occupancy	To Commercial
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Construction Value	Fee*
≤ \$100,000	\$458.91
\$100,000.01 - \$1,000,000	\$1,364.39
\$1,000,000.01 - \$2,500,000	\$3,601.22
\$2,500,000.01 - \$15,000,000	\$4,613.21
> \$15,000,000	\$6,823.56

*A 3% technology surcharge will be applied in addition to the listed fee as authorized by Ordinance No. 2090; extended by Resolution No. 1162 on December 3, 2002; revised by Resolution No. 1190 effective July 1, 2004.

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A. Building Permit Fees (Continued)

All fees will be assessed at permit submittal. Valuation is rounded to the nearest cent.

Commercial	Addition, garage, accessory structure
Multi-Family	Addition, garage, accessory structure
Mixed Use	Addition, garage, accessory structure
Green Commercial	Addition
Green Multi-Family	Addition
Green Mixed Use	Addition

Construction Value	Fee*
≤ \$100,000	\$482.88
\$100,000.01 - \$499,999.99	\$1,018.12
\$500,000.00 - \$2,500,000.00	\$1,950.18
\$2,500,000.01 - \$15,000,000.00	\$4,613.21
> \$15,000,000	\$6,823.56

Residential	Accessory Structure, addition, deck, manufactured home, new,
Green Residential	New

Construction Value	Fee*
Any Value	\$213.06

Change to Occupancy	To residential
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Construction Value	Fee*
Any value	\$663.11

Other Fees

Permit Type (Applicable Work Classes)	Fee*
Awning (signage, no signage)	\$237.00
Commercial (portable, modular)	\$343.52
Demolition	\$237.00
Dock	\$245.12
Rack storage	\$343.52
Solar panel (photovoltaic)	\$343.52
Stormwater vault	\$237.00
Swimming pool (commercial, mixed use, multi-fam)	\$237.00
Tank	\$343.52
Wireless communications facility (new, addition)	\$237.00
Additional plan reviews (per hour minimum)	\$199.89
Miscellaneous requests (per hour minimum)	\$199.89

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B. Fire Alarm System Installation Permit Fees

All fees will be assessed at permit submittal

New System

Number of Alarm Devices	Fee:*
1-25	\$769.62
26-100	\$1,358.14
>100	\$1,403.71 + \$4.51 for each device over 100

System Modification

Number of Alarm Devices	Fee:*
1-5	\$396.79
6-10	\$503.32
11-20	\$556.58
21-40	\$769.62
41-100	\$1,358.14
> 100	\$1,742.22 + \$3.84 for each device over 100

In addition to the device fees shown above, the following charges apply:

Device(s)	Fee:*
Fire Alarm Control Panel (FACP)	\$428.76
Transmitter	\$375.49
Both an FACP and Transmitter	\$748.32
Power Sub-Panel	\$183.75

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C. Fire Sprinkler System Installation Permit Fees

All fees will be assessed at permit submittal

NFPA 13 System, New System

<i>Number of Heads or Devices</i>	Fee:*
1-50	\$953.37
51-100	\$1,411.41
> 100	\$1,459.00 + \$4.70 for each device over 100
Water supply ⁺ , each	\$106.52
Fire pump, each	\$1,142.47
Standpipe ⁺⁺ , each	\$1,355.53

NFPA 13 System, System Modifications (Including Quick Start)

<i>Number of Heads or Devices</i>	Fee:*
1-20	\$450.05
21-40	\$846.84
41-100	\$953.37
> 100	\$977.19 + \$2.38 for each device over 100

NFPA 13D systems (Single Family Residential)

<i>Number of Heads or Devices</i>	Fee:*
1-40	\$579.98
> 40	\$687.19
Additions or Modifications, any quantity	\$199.89

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⁺ One supply shall consist of a post or wall indicator valve, a double detector check valve assembly, and a fire department connection (one each).

⁺⁺ A standpipe system consists of a fire department connection supply inlet and associated outlets.

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D. Fixed Suppression System Installation Permit Fees

All fees will be assessed at permit submittal.

New System

Number of Heads or Devices	Fee:*
1-20	\$609.85
21-40	\$716.36
> 40	\$776.33 + \$5.96 for each device over 40
Releasing Panel	\$213.06

System Modification

Per Device or Nozzle

Number of Heads or Devices	Fee:*
1-10	\$450.05
11-20	\$503.32
> 20	\$566.45 + \$6.29 for each device over 20
Releasing Panel	\$213.06

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E. Penalties, Hourly Rates, and Other Fees

1. Penalties:

Penalties shall conform to the City of Redmond Enforcement Regulations. The following shall apply.

- Fees shall be doubled for work begun without a valid permit for the first infraction in one year.
- Fees shall be five times original fees for work done without a permit for the second and each subsequent infraction in one year.
- Work done without a permit may also result in stop work orders or other actions or remedies. Actions may include the loss of the applicant's business license.

2. New and Existing Construction - Hourly Rate

\$199.89*

One submittal will be processed under the initial permit, review and inspection fees. The original permit,

Additional plan review/revisions	For revisions to plans with an issued permit or for significant changes to plans currently in review, additional review time will be charged at the hourly rate.
Plan review extension	Submittals that are in plan review and have not been approved may have the expiration date extended up to 365 days at a fee equal to one half the prevailing hourly rate noted above. One plan review extension is allowed.
Permit extension	Issued permits that are not expired may have the permit expiration date extended up to 365 days at a fee equal to one half the prevailing hourly rate noted above.

3. New and Existing Construction - 2nd and subsequent Reinspection

\$250.00*

The original permit, review and inspection fee covers one inspection and one reinspection to verify compliance for each inspection type. Additional inspections for the same inspection type will be charged the above reinspection fee.

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**The technology surcharge fee will also be applied on outsourced third party costs.
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E. Penalties, Hourly Rates, and Other Fees (continued)

4. New and Existing Construction - After-hours Hourly Rate \$199.89

After-hours plan review	After-hours plan reviews (when available) shall be charged the prevailing hourly rate for a minimum of two hours. The 2-hour time includes permit processing and mark-up of plans. When an expedited plan review requires more than 2 hours, additional time will be charged at the prevailing hourly rate.
After-hours inspection	<p>The rate for inspection outside of regular business hours (when available) shall be charged at the prevailing hourly rate for a minimum of two hours. The 2-hour time includes the inspection and writing of inspection reports, as applicable. When an after-hours inspection takes longer than 2 hours, additional time will be charged at the prevailing hourly rate.</p> <p>Notice of after-hours inspection cancellation must be provided to Redmond Fire Prevention at least 48 hours (2 business days) prior to the scheduled inspection. Failure to provide 48-hours' notice will result in a forfeiture of the after-hours inspection fee.</p>

5. New and Existing Construction - Technical Review

The hourly rate shall be charged for the processing of extensive technical reviews associated with such involved issues as high-piled storage, hazardous materials, and flammable liquids. These reviews may be outsourced for third party review and charged at third-party cost rates.

City Performed	\$299.83*
Third-party	Third Party Cost**

6. New and Existing Construction - Permit Reactivation

Permits shall automatically become invalid if there have been no inspections of the authorized work in the last 365 days or if the work is suspended or abandoned for 365 days after an inspection has been conducted. Before work can recommence, the permit shall be reactivated at a fee equal to one-half the new permit fee amount, provided no changes have been made to the original construction documents. A new permit shall be obtained if more than 365 days have passed from the date of expiration or changes have been made to the original construction documents.

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E. Penalties, Hourly Rates, and Other Fees (continued)

7. Special Review Processes:

Quick Start Permits: These permits shall be charged at the same rate as regular permits. Quick start permit fees are non-refundable and due at the time of permit submittal.

8. Existing Building and Occupancy Fire Inspections - Reinspections

Initial inspection	No Charge
First re-inspection	No Charge
Second re-inspection	No Charge
Third re-inspection	\$100.00
Fourth and subsequent re-inspection	\$250.00

9. Preventable Fire Alarms \$455.38/hr. *

- a) The fee shall be the combined active-duty hourly rates of one pumper truck and three fire suppression personnel as listed in Table F.
- b) An hourly charge of no less than one hour's fee shall apply for each preventable alarm requiring a fee.
- c) Problematic systems may not qualify for fee relief and may be subject to additional fees.
- d) Failure to provide an approved and required fire watch will result in a fee of not less than that noted in (a) above.

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F. Administrative and Suppression Fees:

1. Arson or Negligence Incidents: \$93.77/hr.*
 This hourly fee is to be used for recovering department personnel costs related to incidents caused from arson or incidents caused by negligence of an individual.

2. Aid Car Standby: \$111.09/hr.*
 This hourly fee is to be used at times when a fire department aid car is to be staffed by EMT's whom are not on duty. The fee is to cover the personnel costs associated with the activity. No fee would be charged for events officially sponsored in part or wholly by the City of Redmond.

3. Special Service - Hazardous Waste and Other Cleanup: \$93.77/hr.*
 This hourly fee provides for recovering department personnel costs related to hazardous materials incidents. In addition, this section provides for the ability to collect reimbursement for equipment or apparatus contaminated, damaged, destroyed, or lost while providing service. Also, special items, supplies, or cost of services may be reimbursed from companies or agencies responsible for the incident related to hazardous material, hazardous waste, or similar incidents.

Table F. Vehicle and Personnel Hourly Cost Schedule

Labor Costs Per Hour Including Overhead

<i>Labor Category</i>	<i>Hourly Rate*</i>	<i>Overtime Rate*</i>
Fire Suppression, Emergency Aid & Other Services	\$93.77/hr.	\$111.09/hr.
Fire Prevention & Investigation	\$148.72/hr.	\$223.07/hr. (2-hour minimum)

Vehicle Equipment Costs Per Hour Including Overhead

<i>Vehicle</i>	<i>Active Duty Hourly Rate*</i>	<i>Standby Duty Hourly Rate*</i>	<i>Mileage Rate*</i>
Aerial Truck	\$259.64/hr.	\$119.96/hr.	\$1.00/mile
Pumper Truck	\$174.06/hr.	\$113.22/hr.	\$1.00/mile
Emergency Medical Van	\$84.86/hr.	\$55.32/hr.	\$0.44/mile
Rescue Van	\$97.15/hr.	\$60.82/hr.	\$0.44/mile
Command Vehicle	\$20.69/hr.	\$12.66/hr.	\$0.44/mile

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Section G.

Administrative Guidelines for Fire Code Operational and Installation Permits; Re-inspection Fees; and Preventable Fire Alarm Fees.

1. Annual operational permits will be issued for one year (12 months) based upon the first day of the month in which the permit became required.
2. The annual maximum fees per facility or company are based upon the calendar year. A facility's fees shall not exceed \$2,500 per year.
3. Additional annual operational permits may be prorated to correspond with an existing permit's annual renewal date. The pro-ration shall be based upon the number of days remaining on the existing permit divided by 365 days, multiplied by the additional fee required.
4. City of Redmond-sponsored events requiring operational permits shall be issued permits at no cost unless the City of Redmond has hired vendors or contractors to provide such services for which the vendors or contractors directly profit. In such cases, the vendor or contractor shall obtain and pay fees for required permits.
5. City of Redmond facilities requiring operational permits shall be issued permits at no cost unless the City of Redmond has leased or rented that portion of the facility requiring the permit to another organization. In such cases, the lessee or renter shall obtain and pay fees for required permits.
6. Non-profit organizations designated as an IRS 501 (c) (3) organization shall be issued operational permits at no cost.
7. The Fire Code Official (FCO) shall have the authority to resolve disputes related to the assessment of all Redmond Fire Department User Fees.
8. The Fire Code Official (FCO) shall have administrative authority to adjust the fee to apply to any individual operational or installation permit where, in the professional opinion of the FCO, the specific circumstances of the use do not well fit the level description found in this fee schedule or where an adjusted fee is part of the resolution of a dispute regarding the application or administration of this fee schedule. The adjustment to be made shall be limited to no more than 50% above or below the fee set forth in this fee schedule.
9. The installation permit will serve as the operational permit for a period of up to one year from the last day of the month in which the installation permit became required.
10. Public School Districts shall be issued Place of Assembly Operational permits at no cost.
11. A 3% technology surcharge will be applied in addition to the listed fee as authorized by Ordinance No. 2090; extended by Resolution No. 1162 on December 3, 2002; revised by Resolution No. 1190 effective July 1, 2004.

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Table G-1. Fire Code Operational Permit Fees - Annual Permits		
Permit Type	Permit Threshold	Fee
Aerosol Products	500 lbs. agg. of Level 2 or 3	\$199.01*
Aviation Facilities	Per structure	\$252.28*
Cellulose nitrate film	Per type A Occupancy	\$106.52*
Combustible dust-producing operations	Any operations	\$159.78*
Combustible fiber storage	Any operations	\$159.78*
Compressed Gases	Inert, simple asphyxiant, oxidizing and/or carbon dioxide gases above IFC permit thresholds	\$159.78*
	Corrosive and/or Flammable gases above IFC permit thresholds	\$213.06*
	Highly toxic, toxic and/or Pyrophoric gases above IFC permit thresholds	\$426.10*
Cryogenic fluid	Above IFC permit thresholds	\$159.78*
Cutting and welding	Any operations	\$213.05*
Dry Cleaning Plants	Type I, II, IIIA, IIIB system	\$319.58*
	Type IV & V system	\$159.78*
Emergency Responder Radio System	Per System	\$213.06*
Explosives	Above IFC permit thresholds	\$159.78*
Fire Alarm System (Fire alarm operational permit)	Per Fire Alarm system	\$100.00
Fire hydrants and valves	Issued by Development Engineering Division, Planning Dept.	N/A
Flammable or Combustible liquids (\$1,000 maximum per facility)	Interior storage, 5 < x ≤ 500 gal., aggregate	\$159.78*
	Interior storage, 500 < x ≤ 1,000 gal., aggregate	\$319.58*
	Interior storage, > 1,000 gal. aggregate	\$426.10*
	Any exterior storage above IFC permit thresholds	\$159.78*
	Any retail sales	\$213.06*
	Spray cabinets, drying booths/rooms, or conveyor systems per building	\$319.58*
	Any operation tank vehicles or change contents, pipelines, wells, refineries	\$532.62*

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G-1. Fire Code Operational Permit Fees - Annual Permits (Continued)		
Permit Type	Permit Threshold	Fee
Fruit and crop ripening	Any operations	\$319.58*
Fumigation and thermal insecticide fogging	Any operations or maintain	\$213.06*
Hazardous materials, quantity (\$1,000 maximum hazardous materials annual operational permit fees per facility per Resolution 1281)	1-5 classes above IFC permit thresholds	\$213.06*
	6-10 classes above IFC permit thresholds	\$372.84*
	> 10 classes above IFC permit thresholds	\$532.62*
Hazardous materials, facility (\$1,000 maximum hazardous materials annual operational permit fees per facility per Resolution 1281)	Any H-1, H-2, or H-3 occupancy	\$532.62*
	Any HPM (semiconductor, H-5) facility	\$532.62*
High-piled storage	500 < x ≤ 2,500 sq. ft., including aisles	\$159.78*
	2,500 < x ≤ 12,000 sq. ft., including aisles	\$266.31*
	> 12,000 sq. ft., including aisles	\$372.84*
HMMP standard form review		\$319.58*
HMMP, HMIS review		\$213.06*
Hot-work operations	per site	\$213.06*
Industrial ovens	Per facility	\$106.53*
Liquefied petroleum gases: store, handle, use, install, or dispense (\$500 maximum per facility)	≤ 1,000 lbs., aggregate	\$159.78*
	1,000 < x ≤ 4,000 lbs., aggregate	\$319.58*
	> 4,000 lbs.	\$426.10*
	Storage rooms used for gas manufacturing	\$532.62*
Lumber yards	> 100,000 board feet	\$426.10*
Magnesium working	> 10 pounds per facility	\$213.06*
Miscellaneous combustible storage	Per site	\$159.78*
Mobile food preparation vehicle	Per vehicle	\$159.78*
Motor fuel dispensing facilities	Per site	\$266.30*

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G-1. Fire Code Operational Permit Fees - Annual Permits (Continued)		
Permit Type	Permit Threshold	Fee
Open flames and torches	Required to remove paint or use in a wildlife risk area	\$145.74*
Open flames and candles	per assembly area, dining areas of restaurants	\$53.25*
Organic coatings	Producing more than 1 gallon	\$213.06*
Places of assembly	$50 \leq x < 100$ occupants, aggregate	\$106.52*
	$100 \leq x < 200$ occupants, aggregate	\$159.78*
	$200 \leq x < 300$ occupants, aggregate	\$319.58*
	≥ 300 occupants, aggregate	\$426.10*
Plant extraction system	Per system	\$319.58*
Private fire hydrants	Operation and annual maintenance	\$0.00*
Pyroxylin plastics	> 25 lbs	\$159.78*
Refrigeration equipment	Per site	\$319.58*
Repair garage	Per site	\$266.30*
Rooftop heliport	Per site	\$266.30*
Spraying and dipping	Any operation of dip tanks, application of combustible powder coatings	\$213.06*
	Any operation of spray booths, room	\$426.10*
Tire and scrap tire	> 2,500 s.f. indoor storage of tires and scrap tires, tire byproducts	\$213.06*
Tire rebuilding plant	Operation and maintenance of tire rebuilding plant	\$532.62*
Waste handling	Per facility/Yard	\$213.06*
Wood products	Store chips, hogged material, lumber or plywood > 200 c.f.	\$532.62*

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Table G-2. Fire Code Operational Permit Fees - Single-Use Permits		
Permit Type	Permit Threshold	Fee
Amusement buildings	Per use	\$145.74*
Carnivals & fairs	Interior, 349 < x ≤ 10,000 sq. ft. Exterior, 999 < x ≤ 10,000 sq. ft.	\$159.78*
	Interior or exterior, 10,000 < x ≤ 40,000 sq. ft.	\$319.58*
	Interior or Exterior, > 40,000 sq ft	\$532.62*
Covered and open mall building	Per event site	\$319.58*
Exhibits and trade shows	Per exhibit or show	\$309.93*
Fireworks (<i>Pyrotechnics</i>)	Outside & < 10 minutes	\$159.78*
	Outside & > 10 minutes	\$319.58*
	Proximate	\$426.10*
Flammable or combustible liquids, tank removal	Residential: ≥ 300 gal.	\$319.58*
	Commercial, any size	\$319.58*
Floor finishing	Per site	\$159.78*
Hazardous materials, facility	H-occupancy facility closure	\$532.62*
Liquid or gas fueled vehicles or equipment in assembly occupancies of buildings	Per each 6 such vehicles or pieces of equipment	\$213.06*
Open burning	Per site	\$319.58*
Open flames and candles	per assembly area, dining areas of restaurants	\$53.25*
Open flames and torches	Required to remove paint or use in a wildlife risk area	\$145.74*
Outdoor assembly event	Per event	\$426.10*
Temporary membrane structures, tents (If any event has multiple locations to be inspected, each location will be considered a separate inspection and will be charged based upon the number of tents setup at each location.)	1 tent above IFC permit thresholds	\$159.78*
	2 ≤ x ≤ 5 tents above IFC permit thresholds	\$319.58*
	≥ 6 tents above IFC permit thresholds	\$532.62*

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H. Fire Code Construction Permit Fees

Permit fees are due at permit application submittal.

Permit Type	Level	Description	Fee*
Flammable/combustible liquids	Level 1	> Permit Amount + ≤ 500 Gallons	\$532.62
	Level 2	> 500 Gallons ≤ 1,000 Gallons	\$958.72
	Level 3	> 1,000 Gallons	\$1,384.82
Hazardous materials	Level 1	1-5 Materials	\$639.16
	Level 2	6-10 Materials	\$1,065.26
	Level 3	> 10 Materials	\$1,704.41
High piled storage	Level 1	≤ 2,500 sq. ft.	\$532.62
	Level 2	>2,500 sq. ft. ≤ 12,000 sq. ft.	\$1,065.26
	Level 3	> 12,000 sq. ft.	\$1,278.30
HPM facilities	Level 1	1-4 ct. Specialized Equipment	\$532.62
	Level 2	5-8 ct. Specialized Equipment	\$958.72
	Level 3	Any new facility	\$2,130.50
Liquid petroleum (LP) gas	Level 1	<1,000 lbs	\$426.10
	Level 2	1,000 lbs. ≤ 4,000 lbs.	\$532.62
	Level 3	> 4,000 lbs	\$1,065.26
Places of assembly	Level 1	50 - 100 occupants	\$426.10
	Level 2	101 - 500 occupants	\$639.16
	Level 3	> 500 occupants	\$852.20
Refrigeration equipment	Level 1	Greater than or equal to permit amount and not a level 2 or 3	\$532.62
	Level 2	Refrigerant Machinery Room	\$1,065.26
	Level 3	Refrigeration systems required to be equipped with a treatment, flaring, or ammonia diffusion system	\$1,278.30
Smoke control system	Level 1	Modification of existing system	\$958.72
	Level 2	Prescriptive system	\$1,384.82
	Level 3	Performance-based design	\$2,663.13
Spraying and dipping	Level 1	1 spray area, dip tank or powder coating operation/fire area	\$319.58
	Level 2	2 ≤ 3 spray areas, dip tanks or powder coating operations/fire area	\$532.62
	Level 3	> 3 spray areas, dip tanks or powder coating operations/fire areas	\$1,065.26

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H. Fire Code Construction Permit Fees (continued)

Permit Type	Description	Fee*
Battery Systems	Each	\$372.84
Capacitor energy storage system	Per system	\$372.84
Compressed Gases	Each	\$372.84
Cryogenic Fluids	Each	\$426.10
Emergency Responder Radio Coverage System - Installing each	Each	\$1,278.30
Fuel cell power system	Per system	\$372.84
Gas detection system	Per system	\$319.58
Motor vehicle repair rooms and booths	Per room or booth	\$319.58
Plant extraction system	Per system	\$958.72
Gates or Barricades	Per gate or barricade across a fire apparatus access road	\$426.10
Industrial Ovens	Each	\$319.58
Private Fire Hydrant	Each	\$319.58
Solar Photovoltaic Power Systems	per system	\$319.58
Special event structure	per structure	\$319.58
Underground sprinkler supply piping	Permits issued by Development Engineering Division, Planning Department	\$0.00*

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