



Mixed Use & Change of Use Permit Fees **Effective 2.3.2014**

- For estimates please contact a Permit Technician at 425-556-2473 or permittech@redmond.gov.
 - Electrical, Mechanical and Plumbing permits are issued separately, see applicable 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 fee).

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

Please note at time of submittal we collect Plan review, planning, public works, fire fees and technology surcharge. 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.	

MIXED USE 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 Mixed use	\$174.77
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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

Change of Use to Commercial/Multi-family	\$57.89
Mixed Use - New Green Mixed Use - New	\$347.34
Mixed Use - Addition, Exterior Alteration, Garage Green Mixed Use - Addition	\$231.56
Mixed Use - Tenant Improvement Green Mixed Use - Tenant Improvement	\$57.89
Green Mixed Use - Residential Remodel	\$0.00
Mixed Use - Accessory Structure	\$173.66
Plan Revisions	\$115.78
Re-Inspection Fees	\$115.78

Fire

Additional Plan Reviews	\$121.65/hour minimum
Change of Use to Commercial	<\$100,000 = \$297.33 <\$1,000,000 = \$712.77 >1,000,000 = \$1,960.11 >\$2,500,000 = \$3,563.84
Change of Use to Multi-Family	<\$750,000 = \$712.77 ≥ \$750,000 = \$1,960.11 >\$2,500,000 = \$3,563.84
Green Mixed Use - New Mixed Use - New	<\$1,000,000 = \$712.77 >\$1,000,000 = \$1,960.11 >\$2,500,000 = \$3,563.84
Green Mixed Use - Addition Mixed Use - Addition Mixed Use - Garage Mixed Use - Accessory Structure	<\$100,000 = \$297.33 >\$100,000 - \$499,999 = \$653.72 \$500,000 - \$2,500,000 = \$1069.15 \$2,500,000 = \$3,563.84
Green Mixed Use - Residential Remodel Green Mixed Use - Tenant Improvement Mixed Use - Tenant Improvement Mixed Use - Exterior Alteration Mixed Use - Residential Remodel	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 = \$3,564.84
Expired Permits	Reactivate permit in less than 6 months from expiration - 1/2 of permit fee
Inspection outside normal business hours	1.5 times hourly rate (\$182.48)
Investigation fee - Work without a permit	Permit fee amount
Miscellaneous Requests	\$121.65/hour
Permit Extensions	\$60.82
Plan Revision	\$243.30 minimum
Re-Inspection Fees	\$121.65/hour minimum
Swimming Pool	\$121.65

