

01/23/23
02/06/23

ORDINANCE NO. _____

AN ORDINANCE relating to the updating of VMC Title 17 to align the permit deadlines with impact fee deadlines, to update the permit application process to an electronic format, update the inspection scheduling process, to allow for remote inspections at the discretion of the Building Official, adjust the minimum fee refund amount, to clarify violations for the purpose of enforcement, and general cleanup of repetitive sections; providing for savings, severability and an effective date.

WHEREAS, as reflected in SR - _____, the purpose of the Vancouver Municipal Code (VMC) 17.08 Administrative Code is to provide for the administrative rules and regulations for the administration and enforcement of the technical codes adopted by the City of Vancouver; and

WHEREAS, the focus of the proposed amendments is to address some minor cleanup items and to capture a few larger and substantive items which help align VMC 17.08 with other sections of the VMC.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. That part of section 8 of Ordinance M-3958, and last amended by that part of section 2 of Ordinance M-4165, codified as 17.08.075, is hereby amended to read as follows:

17.08.075 Definitions.

For the purposes of this Title, certain terms, phrases, words and their derivatives shall be construed as specified in this section. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Words used in the singular include the plural, and the plural the singular.

“Addition” means an extension or increase in floor area or height of a building or structure.

“Alter or alteration” means any construction or renovation to an existing structure other than repair or addition.

“Application filing date” means the date on which electronic record of permit application is created in the City’s permit system and a permit number is assigned.

“Approved”, as to materials, types of construction, equipment and systems, refers to approval by the building official as the result of investigation and tests, or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.

“Building” means any structure used or intended for supporting or sheltering any use or occupancy.

“Building code” means the Building Code of the City of Vancouver.

“Building official” means the designated City official who is charged with the administration and enforcement of this Title.

“Building service equipment” refers to the plumbing, mechanical, electrical and elevator equipment including piping, wiring, fixtures and other accessories which provide potable water, sanitation, lighting, heating, ventilation, cooling, refrigeration, fire suppression, fire warning, fire-fighting facilities essential for the occupancy of the building or structure for its designated use and occupancy.

“Construction documents” are plans, specifications, supporting calculations and other data prepared to describe the design, materials, physical characteristics, location, orientation, and scope of the proposed project necessary to obtain a permit.

“Department” means the City of Vancouver Community and Economic Development Department, or successor department or division charged with administering this chapter.

“Existing Building” means a building erected prior to the adoption of the currently adopted building code of the City of Vancouver, or one for which a legal, unexpired building permit has been issued by the City.

“Fire Official” means the designated City official who is charged with the administration and enforcement of fire related matters in this Title.

“LID Best Management Practices” means distributed stormwater management practices, integrated into a project design, that emphasize pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID BMPs include, but are not limited to, bioretention, rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.

“LID Principles” means land use management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff.

“Listed and listing” are terms referring to equipment and materials which are shown in a list published by an approved testing agency qualified and equipped for experimental testing and maintaining an adequate periodic inspection of current productions and who’s listing states that the equipment complies with recognized safety standards.

“Low Impact Development (LID)” means a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.

“Occupancy” means the purpose for which a building, site, or portion thereof, is used or intended to be used. The term “occupancy” as used in this Chapter shall include the building or part thereof housing the intended use.

“Occupant” means the person or persons who reside in and/or has primary use of a building or a portion of a building or site.

“Owner” means any person having a recorded legal or equitable interest in the property.

“Permit” means an official document or certificate issued by the Building Official authorizing performance of a specified activity.

“~~Permittee~~Permit holder” means the person to whom a permit is issued.

“Permitted work” means the work for which a permit is issued.

“Person” means a natural person, any form of business or social organization and any other legal entity including but not limited to a corporation, partnership, association, trust or unincorporated organization.

"Premises" means and includes any lot, parcel, real estate, or land, or portion of land whether improved or unimproved, including adjacent sidewalks and parking strips, and any lake, river, stream, drainage way, or wetland, within the territorial limits of the city.

"Registered design professional" means an individual who is registered or licensed to practice their respective design profession as defined by the statutory requirements of the professional registration laws of the State of Washington.

"Repair" means the reconstruction or renewal of any part of an existing building, structure or building service equipment for the purpose of its maintenance.

"Structure" means that which is built or constructed, an edifice or building.

"Technical codes" are those codes adopted in various titles of the Vancouver Municipal Code, including but not limited to Titles 16, 17, 20 and 22.

"Unfit building" means any structure determined by the building official to be in violation of the standards and provisions of Chapter 17.32 VMC.

"Unfit premises" means any premises determined by the building official to be in violation of the standards and provisions of Chapter 17.32 VMC.

"Valuation or value" for the purposes of this Title, shall include total market value of work including materials and labor, grading, site development, electrical, gas, mechanical, plumbing, painting, finish work, roofing, fire protection and any other permanent systems or equipment for which a permit is being issued.

Section 2. That part of section 4 of Ordinance M-3660, and last amended by that part of section 9 of Ordinance M-4079, codified as 17.08.100, is hereby amended to read as follows:

17.08.100 Building Permit Applications.

A. To obtain a building permit, the applicant shall first ~~file~~ electronically submit a completed permit application. ~~with the city a written application on a form furnished by the city for that purpose.~~ Every application shall:

1. Identify and describe all work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will clearly ~~readily~~ identify the ~~and definitely locate the~~ location of the proposed building or work.

3. Indicate the use or occupancy for which the proposed work is intended.
4. Be accompanied by plans, diagrams computations and specifications and other data as required ~~elsewhere in~~ by this code or and the technical codes.
5. State the valuation of any and all work to be performed under said permit.
6. Indicate either:
 - a. The name, address, and phone number of the office of the lender administering the interim construction financing if any; or
 - b. The name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than fifty percent of the total amount of the construction project.
7. If any of the information required by subsection (A)(6) of this section is not available at the time the application is submitted, the applicant shall so state and the application shall be processed forthwith and the permit issued as if the information had been supplied, and the lack of the information shall not cause the application to be deemed incomplete for the purposes of vesting under the building code. However, the applicant shall provide the remaining information as soon as the applicant can reasonably obtain such information.
8. Provide both the property owner's and the permit applicant's names, addresses, email addresses and phone numbers, if they are different.
9. Be signed by the ~~building property~~ owner or the owner's authorized agent.
10. Provide the general ~~prime~~ contractor's and the plumbing contractor's business names, addresses, phone numbers, email addresses if available, current state contractor registration numbers; if the work being done is being done by someone other than the property owner.
11. ~~Give~~Provide such other data and information as may be required by the building official.

B. Time limitation of permit applications. ~~An application for a permit shall be deemed to have been abandoned 180 days after filing, unless such application has been pursued in good faith or a permit has been obtained. The building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days. Each extension shall be requested in writing by the applicant and justifiable cause shall be demonstrated. No application shall be extended for more than (3) three times or for more than 90 days if there has been a new edition of the state building code adopted. The building official is authorized to extend or deny the application beyond the timeliness stated herein if~~

~~additional development review process and approvals are pending and being actively pursued.~~

Expiration of permit application. Permit applications for which a permit has not been issued within one year of application filing date shall be deemed to have expired. The building official may grant an extension of the permit application beyond one year where, in the judgment of the building official, extenuating circumstances exist that warrant an extension and the development review process and approvals are pending and are being actively pursued.

If a permit application is extended beyond one year, the impact fees owed under VMC 20.915 shall be recalculated using the rate at the time of the extension.
Permit applications associated with code enforcement cases shall expire 60 days from the permit application filing date or as determined by the building official.

C. Submittal documents. Plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation programs, and other data shall be submitted in the electronic format required by the city. ~~in two sets for residential, and three sets for commercial with each application for a permit. An additional copy may be required for projects involving plan review by the Fire Department and/or plan review consultants.~~

1. The construction documents shall be prepared by a registered design professional when required by state law.
2. The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code or other technical codes adopted by the city.

D. Real Property Survey. A survey of the lot, site or premise performed by a registered surveyor as required by state law, may be required by the building official to verify/demonstrate the legal existence and location of the lot, site, or premises. ~~or dimensions of a building site and that the structure is located in accordance with land use and building code requirements.~~ The cost of such survey shall be the responsibility of the permit applicant and/or property owner. ~~of the applicable permit property.~~

E. Information on plans and specifications. Plans and specifications documents shall be dimensioned and drawn upon suitable material. Documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and technical codes, and other laws, as determined by the building official.

F. Information for construction areas prone to flooding. For buildings and structures in flood hazard areas construction documents shall demonstrate compliance with VMC Chapter 20.730 and applicable provisions of the technical codes.

~~G. Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by IFC Chapter 9, applicable portions of the IBC and VMC Chapter 16.04.~~

GH. Registered design professional in responsible charge. When it is required that documents be prepared by a registered design professional, the building official is authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If circumstances require, the owner may designate a substitute registered design professional who shall perform all the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in charge is changed or is unable to continue to perform required ~~his or her~~ duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items for compatibility with the design of the building.

HI. Deferred submittals. When a project is so large that it requires a registered design professional to prepare construction documents, the project may be processed as a "deferred submittal". A "deferred submittal" project is one in which construction is authorized for phases while review of plans for subsequent phases proceeds. The holders of such a permit shall proceed at their own risk without assurance that subsequent phases of construction will meet technical code requirements or will be approved. Deferred submittal projects are subject to the following:

1. Prior written approval by the building official.
2. Work must be under the seal of the registered design professional in responsible charge. The registered design professional in responsible in charge shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official.
3. Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building
4. The plans check fee for deferred submittal is established in VMC Section 17.08.130 Table V.

IJ. Structural tests, special inspections and structural observation. When structural tests, special inspection and/or structural observation is required by IBC Chapter 17 the permit applicant shall submit a statement of special inspection and/or structural observation prepared by the registered design professional in responsible charge to the building official for approval prior to issuance of the building permit. The statement shall be in compliance with IBC Section 1705.

1. The special inspector(s) shall be employed by the owner, the registered design professional in responsible charge, or an agent of the owner, but not the contractor or any other person responsible for performing the work.
2. The special inspector and the inspectors employing agency shall be certified as a special inspector and special inspection agency by the Washington Association of Building Officials in order to perform special inspections. Washington Association of Building Officials/Oregon Building Officials Association special inspector certification reciprocity is also acceptable providing the employing agency is a Washington Association of Building Officials registered agency.
3. Where structural observation is required by IBC Section 1709, the owner shall employ a registered design professional to perform structural observations as defined in the IBC.
4. Reports shall be prepared and submitted to the Building Official as required in IBC Section 1704 and 1709.

Section 3. That part of section 12 of Ordinance M-3958, codified as 17.08.105, is hereby amended to read as follows:

17.08.105 ~~Application for permit and plan review~~Review of building and fire permit applications and construction documents.

A. Examination of documents. After the plan review fee has been paid and the required permit documents have been correctly uploaded for review by the city, the building official shall examine or cause to be examined the application, plans, specifications, computations and other data filed by an applicant for permit. An application for plan review shall not be accepted without payment in full of the plan review fee. Fees shall be as set forth in VMC 17.08.130 and VMC 17.08.130 Table V or as authorized by City Council as part of a Development Agreement.

Such plans may be reviewed by other departments and agencies to verify compliance with applicable laws of this jurisdiction.

B. Plan review by an agent. The building official may delegate all or part of plan review to an agent approved by the building official and under professional services contract

with the city when workload of staff would cause an undue delay of any plan review, or if the project involves construction materials or techniques beyond the experience of staff to review, subject to the following:

1. When plans are reviewed by an agent, a plan check fee shall be collected by the city pursuant to the fee schedule set by this chapter.
2. The agent(s), upon completion of their review, shall return the plans directly to the building official, together with their report of any potential code violations, along with a non-conflict of interest statement avowing no financial or design interest with the applicant or with the building division in this matter, other than their direct compensation by the city as provided in this section.

C. Approval of construction documents. When the building official or ~~his or her~~ designee issues a permit, the construction documents shall be approved, in writing or by stamp, as "APPROVED". ~~One set of e~~Construction documents so reviewed shall be retained by the building official as required by state records retention laws. ~~The other set shall be returned to the applicant with the issued permit. An electronic copy of approved plans shall be provided to the permit applicant upon issuance of the building permit.~~

1. Such approved construction plans, documents, specifications and scope of work identified in the issued permit shall not be changed, modified or altered without authorizations from the building official and all work authorized under the issued permit shall be done in accordance with the approved plans, the technical codes and conditions of the permit.
2. Any changes made during construction that are not in compliance with the approved construction plans, documents and specifications shall be resubmitted for approval as an amended set of construction documents. Inspection approval will not be given for work not in conformance with the approved construction plans, documents, specifications, technical codes and/or the issued permit.
3. ~~The building official or his or her designee may issue a permit for the construction of part of a building, structure or building service equipment before the completed construction plans, documents and specifications for the whole building, structure or building service equipment have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code and technical codes. The holder of a partial permit shall proceed without assurance that the permit for the entire building structure or building services will be granted.~~

Section 4. That part of section 4 of Ordinance M-3660, and last amended by that part of section 3 of Ordinance M-4165, codified as 17.08.110, is hereby amended to read as follows:

17.08.110 Permit issuance.

~~A. Examination of documents. The building official shall examine or cause to be examined the application, plans, specifications, computations and other data filed by an applicant for permit.~~

~~1. Such plans may be reviewed by other departments and agencies to verify compliance any applicable laws of this jurisdiction.~~

~~2. If the building official finds that the work described in the application for a permit and the plans, specifications, and other data filed therewith conform to the requirements of this code and the technical codes and other pertinent laws and ordinances and that the fees specified in 17.08.130 have been paid, the building official shall issue a permit to the applicant.~~

~~B. Plan review by an agent. The building official may delegate all or part of plan review to an agent approved by the building official and under professional services contract with the city when workload of staff would cause an undue delay of any plan review, or if the project involves construction materials or techniques beyond the experience of staff to review, subject to the following:~~

~~1. When plans are reviewed by an agent, a plan check fee shall be collected by the city pursuant to the fee schedule set by this chapter.~~

~~2. The agent(s), upon completion of their review, shall return the plans directly to the building official, together with their report of any potential code violations, along with a non-conflict of interest statement avowing no financial or design interest with the applicant or with the building division in this matter, other than their direct compensation by the city as provided in this section.~~

~~C. Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "APPROVED". One set of construction documents so reviewed shall be retained by the building official as required by state records retention laws. The other set shall be returned to the applicant.~~

~~1. Such approved plans and specifications shall not be changed, modified or altered without authorizations from the building official, and all work regulated by this code shall be done in accordance with the approved plans.~~

~~2. Any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. Inspection approval will not be given for work not in conformance with the approved plans.~~

~~3. The building official may issue a permit for the construction of part of a building, structure or building service equipment before the entire plans and specifications for the whole building, structure or building service equipment have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code and the technical codes. The holder of a partial permit shall proceed without assurance that the permit for the entire building structure or building services will be granted.~~

A. After the plan review process has been completed, required approvals from other departments have been obtained, and all fees that are due at the time of permit issuance have been collected by the city, the building official or designee shall issue the building permit.

1. The building official may issue a permit for the construction of part of a building, structure or building service equipment before the entire plans and specifications for the whole building, structure or building service equipment have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code and the technical codes. The holder of a partial permit shall proceed without assurance that the permit for the entire building structure or building services will be granted.

~~D. Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.~~

BE. Validity of permit~~Limitations.~~ The issuance of a permit or approval of plans, specifications and computations shall not be construed to be a permit for or an approval of any violation of any provision of this code, the technical codes or an any other ordinance of the city. Permits presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the city shall not be valid.

CF. Corrective action. The issuance of a permit based on plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data. ~~The building official may also revoke a permit, a Certificate of Occupancy or a use or uses in a building when in violation of this code, the technical codes or other applicable laws of the city. Enforcement action shall be taken pursuant to VMC Title 22.~~

DG. Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance. CMI and RES permits expire two years from date of issuance. DMO permits expire ninety days

from the date of issuance. FRI permits associated with CMI and RES permit expire two years from the date of issuance. Annual permits shall expire one year from the date of issuance. All other permits regulated by VMC Title 17 expire 180 days after permit issuance. When a permit has been obtained as a result of code enforcement action, the building official may set a requirement for the permitted work to be completed by date certain thus limiting the permit expiration date.

1. A permit holder who holds an unexpired permit, that was not obtained as a result of a code enforcement action, may apply in writing for an extension of time within which work may commence under that permit when the permit holder is unable to commence work, or obtain an approved inspection, within the time required by this section for good and satisfactory reasons. The building official is authorized to grant one extension not to exceed 180 days. Permits shall not be extended more than once.
2. When a permit has expired, before such work can be recommenced, a new permit shall be first obtained to do so and the fee for such permit shall be up to one-half the amount required for a new permit for such work to be determined by the Building Official based on estimated staff time needed, provided no changes have been made or will be made in the original plans and specifications for said work and provided further that such suspension or abandonment has not exceeded one year, and there has not been a new edition of the state building code adopted. At the Building Official's discretion a permit may be reactivated to complete the inspection process. New permits required by this section are subject to investigation fees where applicable.
3. Where work has been suspended or abandoned for a period exceeding one year, a new application shall be filed and a new permit obtained and fees shall be paid prior to recommencing work.
4. It is a violation of this code to allow a permit to expire after work has commenced without obtaining the required inspection approvals, ~~including final inspection approvals. In addition to the expired permit holder, there is a rebuttable presumption that an~~ The property owner of the property and the contractor(s) are also responsible for violations of this chapter, including, but not limited to, the expiration of a permit, when the owner had or has actual or constructive knowledge that the permit was going to expire.

EH. Suspension or revocation. The building official may, in writing, suspend or revoke a permit issued under the provisions of this code and the technical codes when the permit is issued in error or on the basis of incorrect information supplied or in violation of an ordinance or regulation or the provisions of this code or the technical codes. An order to revoke a permit shall comply with VMC Title 22.

FI. Duties of the property owner and the project contractor(s) permit holder. It shall be the responsibility of the property owner, the project contractor(s) and the permit holder to

~~ensure person to whom a permit is issued (the permit holder) to assure that all work that is authorized by a permit is in conformance with the permit and all applicable codes and ordinances. The permit holder shall be responsible to see that all of the contractors and suppliers associated with the project are licensed by the city and state and that required inspections are requested at appropriate times. Should correction of the work be required, the permit holder and property owner shall be responsible for such correction. Where~~ correction of work is required, it shall be the responsibility of the property owner and the project contractor(s) to correct the work and obtain re-inspection and the required approvals.

Section 5. That part of section 4 of Ordinance M-3660, and last amended by that part of section 7 of Ordinance M-4376, codified as 17.08.130, is hereby amended to read as follows:

17.08.130 Fees.

A. *Application/Plan review fee.* When submittal of documents is required, a plan review fee shall be assessed per Table V. ~~paid at the time of submitting the submittal documents for plan review. The fee shall be as specified in Table V.~~

B. *Permit fee.* A permit shall not be valid until the permit and construction documents have been approved and the fees prescribed in this section have been paid. Amendment to a permit shall not be released until the additional fee, where applicable, has been paid.

C. *Determination of valuation.* The valuation used to determine permit and plan review fees shall be generated from national statistical averages as found in “Building Standards” or similar source for the type of construction and the type of occupancy.

1. The determination of value or valuation under any of the provisions of this code shall be made by the building official and/or fire marshal.

D. Generally, fees should be adopted at a level sufficient to cover costs ~~or a substantial portion of the costs~~, associated with processing permit applications, conducting review and inspections required by this chapter, issuing permits, and providing related services, as set by city council. Consistent with the intent of this code section, the building official and fire marshal are authorized to make adjustments to categories of fees provided such adjusted fees do not exceed those adopted by this section or as authorized by City Council as part of a development agreement.

E. *January 1st of each year.* Building- and fire-related permit and plan review fees shall be adjusted annually pursuant to the methodology set forth in VMC 3.08.100. Each such newly adjusted fee shall be rounded to the next higher whole dollar.

F. Building- and fire-related permit and plan review fees shall be reviewed periodically to ensure that they accurately reflect the current cost of providing services.

G. The following tables contain all building- and fire-related fees unless otherwise authorized by City Council as part of a development agreement:

1. *Table I. Building permit fees.* When work for which a permit is required involves two or more codes, the permit holder shall pay a single permit fee of one and six-tenths times the fee set forth herein.

Table I. Building Permit Fees

Valuation	Permit Fees	
	January 2022	July 2022
\$1 to \$500	\$30.09	
\$501 to \$2,000	\$30.09 for the first \$500 plus \$3.90 for each additional \$100.00 or fraction thereof up to and including \$2,000	
\$2,001 to \$25,000	\$88.69 for the first \$2,000 plus \$17.93 for each additional \$1,000 or fraction thereof up to and including \$25,000	
\$25,001 to \$50,000	\$501.51 for the first \$25,000 plus \$12.92 for each additional \$1,000 or fraction thereof up to and including \$50,000	
\$50,001.00 to \$100,000.00	\$824.89 for the first \$50,000 plus \$8.96 for each additional \$1,000 or fraction thereof up to and including \$100,000	
\$100,001 to \$500,000	\$1,272.73 for the first \$100,000 plus \$7.15 for each additional \$1,000 or fraction thereof up to and including \$500,000	
\$500,001 to \$1,000,000	\$4,135.15 for the first \$500,000 plus \$6.08 for each additional \$1,000 or fraction thereof	
\$1,000,001 and up	\$7,177.65 for the first \$1,000,000 plus \$4.03 for each additional \$1,000 or fraction thereof	

Valuation	Permit Fees	
	January 2022	July 2022
Manufactured Structures Setup Fee	\$184.45 per section, with a minimum fee of \$368.90 per permit. (This fee is in addition to the valuation-based fee for the site improvements required in additional to the setup fee.)	

Footnotes:

1 For commercial and multifamily residential permits, an additional fee per Table IV.1, Fire – Building Permit Fees, shall be added to the amounts listed in Table I, Building Permit Fees, to cover actual costs relating to fire department acceptance inspection work.

2. Table II. Electrical Permit Fees.

Table II. Electrical Permit Fees

Fees are per each item to be installed or altered.

	January 2022	July 2022
Electrical Permit Items (1)		
Residential		
Placement or Altered Service (2)		
Electrical Service 0 – 200 Amps With Feeder	\$85.80	\$85.80
Electrical Service 201 – 600 Amps With Feeder	\$125.51	\$125.51
Electrical Service 601 Amps and Greater	\$188.94	\$188.94
Mobile Home Service or Feeder	\$61.46	\$61.46
Mobile Home Service and Feeder	\$101.17	\$101.17
Additional Feeders (2)	\$61.46	\$61.46
Branch Circuits (4)		
1 – 4 Circuits	\$61.46	\$61.46
Each Additional Circuit	\$7.05	\$7.05
Maintenance/Repair Mast or Meter (3)	\$46.74	\$46.74
Commercial Industrial		

	January 2022	July 2022
New or Altered Service/Feeder (5, 6, 7)		
0 – 100 Amps	\$101.17	\$101.17
101 – 200 Amps	\$122.96	\$122.96
201 – 400 Amps	\$235.67	\$235.67
401 – 600 Amps	\$287.67	\$287.67
601 – 800 Amps	\$356.08	\$356.08
801 – 1000 Amps	\$434.20	\$434.20
1001 Amps and Over	\$473.91	\$473.91
Additional Feeders (6)		
0 – 200 Amps	\$101.17	\$101.17
201 – 600 Amps	\$235.67	\$235.67
601 – 1000 Amps	\$356.08	\$356.08
1001 Amps and Over	\$395.13	\$395.13
Maintenance Repair Mast or Meter 1	\$85.80	\$85.80
Branch Circuits Only (4)		
First 5 Circuits per Branch Circuit Panel	\$78.14	\$78.14
Each Additional Circuit per Branch Circuit Panel	\$7.05	\$7.05
Over 600 Volts Surcharge Per Permit	\$78.14	\$78.14
Temporary Service (8)		
0 – 200 Amps With Feeder	\$76.84	\$76.84
201 – 400 Amps With Feeder	\$93.51	\$93.51
401 – 600 Amps With Feeder	\$125.51	\$125.51
601 Amps and Over	\$142.18	\$142.18
Each Additional Feeder	\$27.53	\$27.53
Low Voltage/Telecommunications (9)		
First 2500 Square Feet or Less	\$54.28	\$54.28

	January 2022	July 2022
Each Additional 2500 Square Feet or Portion Thereof	\$14.73	\$14.73
Signs and Outline Lighting (10, 11)		
First Sign (no service included)	\$46.74	\$46.74
Each Additional Sign Inspected at Same Time	\$22.41	\$22.41
Generators (12)		
Installed Transfer for Portable Generators	\$85.48	\$85.48
Electrical Annual Permit for Commercial Industrial Location (13)		
1 to 3 Plant Electricians (up to 6 Inspections)	\$1,130.69	\$1,130.69
1 to 3 Plant Electricians (up to 12 Inspections)	\$2,261.36	\$2,261.36
4 to 6 Plant Electricians (up to 24 Inspections)	\$4,526.48	\$4,526.48
7 to 12 Plant Electricians (up to 36 Inspections)	\$6,787.31	\$6,787.31
13 to 35 Plant Electricians (up to 52 Inspections)	\$9,050.60	\$9,050.60
25+ Plant Electricians (up to 75 Inspections)	\$11,314.53	\$11,314.53
Trip Fees – Rounded to Nearest Whole Dollar		
Inspection Requested but Not Ready	\$48.00	\$48.00
Each Additional Inspection Over 2 Per Permit	\$48.00	\$48.00
Inspection of Existing Installation	\$94.00	\$94.00
Progress Inspections Per 1/2 Hour (Minimum)	\$48.00	\$48.00
Plan Review	35% of permit fee plus submission fee	35% of permit fee plus submission fee
Plan Review Submission Fee	\$78.74	\$78.74
Permit of Record	\$31.00	\$31.00
Minimum Fee (14)	\$76.84	\$76.84

Footnotes:

1 A maximum of two inspections are provided per permit. Additional inspections will be subject to Trip Fee assessment.

2 Service and feed must be inspected together when using this fee. Inspections at different times requires a \$60.00 fee for each inspection.

3 Scope of work is limited to wind, weather, vehicular or terminal failure damage to existing systems. May also include the repair or replacement of the mast, meter and conductors up to the first point of termination on the service or building disconnecting means. Relocated meters or masts and overhead-underground conversions shall be evaluated as altered services.

4 Altered or added circuits calculated per panelboard.

5 Service and feed must be inspected together when using this fee. Inspections at different times requires the Service Fee plus additional fee calculated Commercial Additional Feeders fee.

6 All field-installed power transformers that are the source of a separately derived system shall have both their primary and secondary feeds identified/fee-valued. All multi-section lighting and appliance branch circuit panelboards shall have each section evaluated/fee-valued. All feeder taps that terminate in an overcurrent device rated 30 amps or larger shall be identified/fee-valued.

7 Multiple section switch boards that have continuous, full ampacity bussing between sections shall be fee-valued as single feeders. Switchboard subsections that have reduced ampacity bussing and individual overcurrent protection for the section shall be evaluated as additional feeders.

8 Service and feed must be inspected together when using this fee. Inspections at different times requires an additional fee per the Service and Fee schedule.

9 Low voltage and telecommunications systems includes all telecommunication systems, fire alarms, burglar alarms, nurse call, intercom, security systems, energy management controls, HVAC/refrigeration control, industrial and automation control systems, lighting controls, stand alone sound systems, public address and similar low-energy circuits and equipment in all occupancy except one- and two-family dwellings as regulated by the International Residential Code. Multiple low-voltage systems installed by a single contractor at a single address and ready for a single inspection may be fee-valued at one fee.

10 Service or feeder equipment installed exclusively to power a sign shall be fee-valued at the Commercial Industrial Service fee schedule.

11 Multiple sign faces and enclosures mounted on the same structure, each disconnecting means or set of disconnects to a separate enclosure shall be considered an individual sign. For outline lighting, neon channel letters and skeletal neon lighting, a sign will be defined as the sign transformer or power supply fed by a primary sign circuit.

12 Permanently installed generators shall be fee-valued under the appropriate residential or commercial service/feeder schedule.

13 For commercial and industrial location employing full-time electrical maintenance staff or having a yearly maintenance contract with a licensed electrical contractor. All yearly maintenance contracts must detail the number of contract electricians necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection is based on a two-hour maximum. Annual permits are valid for inspection at one facility (site) only.

14 The electrical permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater, except Trip Fees which will be calculated from the fee schedule.

3. Table III. Mechanical Permit Fees.

Table III. Mechanical Permit Fees

Fees are per each item to be installed or altered.

	January 2022	July 2022
Mechanical Permit Item (1)		
Heating and Cooling		
A/C or Heat Pump	\$14.07	\$14.07
Furnace < 100,000 BTU (ducts/vents)	\$14.07	\$14.07
Furnace > 100,000 BTU (ducts/vents)	\$18.57	\$18.57
Gas Heat Pump	\$14.07	\$14.07
Duct Work	\$14.07	\$14.07
Hydronic Hot Water System	\$14.07	\$14.07
Residential Boiler (Radiator or Hydronic)	\$14.07	\$14.07
Unit Heater (Recessed, Suspended, etc.)	\$14.07	\$14.07
Flue or Vent for Heating/Cooling	\$14.07	\$14.07
Other Fuel Appliances		
Water Heater	\$14.07	\$14.07
Gas Fireplace	\$14.07	\$14.07
Flue Vent for Water Heater or Gas Fireplace	\$14.07	\$14.07
Log Lighter (Gas)	\$14.07	\$14.07
Wood/Pellet Stove	\$14.07	\$14.07
Wood Fireplace/Insert	\$14.07	\$14.07
Chimney/Liner/Flue/Vent	\$14.07	\$14.07
Environmental Exhaust and Ventilation		
Range Hood or Kitchen Equipment	\$14.07	\$14.07
Clothes Dryer Exhaust	\$14.07	\$14.07
Single Duct Exhaust	\$14.07	\$14.07

	January 2022	July 2022
Attic/Crawl Space Fan	\$14.07	\$14.07
Fuel Piping		
Fuel Piping: 1 – 4 Outlets	\$5.75	\$5.75
Fuel Piping: More Than 4 Outlets, Each	\$1.28	\$1.28
Mechanical Annual Permit for Commercial Industrial Locations (4)		
1 to 3 Plant Mechanical Technicians (up to 6 Inspections)	\$1,130.69	\$1,130.69
1 to 3 Plant Mechanical Technicians (up to 12 Inspections)	\$2,261.36	\$2,261.36
4 to 6 Plant Mechanical Technicians (up to 24 Inspections)	\$4,526.48	\$4,526.48
7 to 12 Plant Mechanical Technicians (up to 36 Inspections)	\$6,787.31	\$6,787.31
13 to 35 Plant Mechanical Technicians (up to 52 Inspections)	\$9,050.61	\$9,050.61
25+ Plant Mechanical Technicians (up to 75 Inspections)	\$11,314.52	\$11,314.52
Plan Review Fee	35% of permit fee plus submission fee	35% of permit fee plus submission fee
Plan Review Submission Fee	\$78.74	\$78.74
Other (2)		
Minimum Fee: Gas Water Heater (3)	\$65.95	\$65.95
Minimum Fee: All Others	\$76.84	\$76.84
Trip Fees - Rounded to Nearest Whole Dollar		
Inspection Requested but Not Ready	\$48.00	\$48.00
Each Additional Inspection Over 2 Per Permit	\$48.00	\$48.00
Inspection of Existing Installation	\$94.00	\$94.00
Progress Inspections Per 1/2 Hour (Minimum)	\$48.00	\$48.00
Minimum Fee (2)	\$76.84	\$76.84

Footnotes:

1 A maximum of two inspections are provided with each permit. Additional inspections will be assessed a trip fee.

2 The mechanical permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater.

3 For replacement in like kind, requiring no new power/fuel source or venting system.

4 For commercial and industrial location employing full-time mechanical maintenance staff or having a yearly maintenance contract with a licensed mechanical contractor. All yearly maintenance contracts must detail the number of contract mechanical technicians necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection is based on a two-hour maximum. Annual permits are valid for inspection at one facility (site) only.

4. *Table IV. Plumbing Permit Fees.*

Table IV. Plumbing Permit Fees

Fees are per each item to be installed or altered.

	January 2022	July 2022
Plumbing Item (1)		
Site Utilities		
Catch Basin	\$14.73	\$14.73
Drywell, Leach Line, Trench Drain	\$14.73	\$14.73
Manufactured Home Utilities	\$95.97	\$95.97
Manholes	\$14.73	\$14.73
Rain Drain Connector	\$14.73	\$14.73
Footing Drain (1st 100 feet)	\$48.00	\$48.00
Footing Drain (Each Additional 100 Feet)	\$40.33	\$40.33
Sanitary Service (1st 100 feet)	\$48.00	\$48.00
Sanitary Service (Each Additional 100 Feet)	\$40.33	\$40.33
Storm Service (1st 100 Feet)	\$48.00	\$48.00
Storm Service (Each Additional 100 Feet)	\$40.33	\$40.33
Water Service (1st 100 Feet)	\$48.00	\$48.00
Water Service (Each Additional 100 Feet)	\$40.33	\$40.33

	January 2022	July 2022
Fixture or Item		
Absorption Value	\$14.73	\$14.73
Backflow Preventer: Commercial	\$40.33	\$40.33
Backflow Preventer: Residential	\$23.70	\$23.70
Backwater Valve	\$14.73	\$14.73
Clothes Washer	\$14.73	\$14.73
Dishwasher	\$14.73	\$14.73
Drinking Fountain	\$14.73	\$14.73
Ejectors/Sump Pump	\$14.73	\$14.73
Expansion Tank	\$14.73	\$14.73
Fixture/Sewer Cap	\$14.73	\$14.73
Floor Drain/Floor Sink/Hub	\$14.73	\$14.73
Garbage Disposal	\$14.73	\$14.73
Hose Bib	\$14.73	\$14.73
Ice Maker	\$14.73	\$14.73
Interceptor/Grease Trap	\$14.73	\$14.73
Primer	\$14.73	\$14.73
Rain Drain: Commercial	\$14.73	\$14.73
Rain Drain: Single-Family Residential	\$57.01	\$57.01
Sink/Basin/Lavatory	\$14.73	\$14.73
Tub/Shower/Shower Pan	\$14.73	\$14.73
Urinal	\$14.73	\$14.73
Water Closet	\$14.73	\$14.73
Water Heater	\$14.73	\$14.73
Medical Gas Systems (Valuation)		
\$1.00 – \$5,000 Valuation	\$65.21	\$65.21

	January 2022	July 2022
\$5,001 – \$10,000 Valuation	\$65.21 plus \$1.28 for each \$1,000 or fraction thereof over \$5,000	\$65.21 plus \$1.28 for each \$1,000 or fraction thereof over \$5,000
\$10,001 and Over Valuation	\$71.62 plus \$1.28 for each \$1,000 or fraction thereof over \$10,000	\$71.62 plus \$1.28 for each \$1,000 or fraction thereof over \$10,000
Other (2)		
Minimum Fee: Electrical Water Heater	\$65.95	\$65.95
Minimum Fee: Residential Backflow	\$65.95	\$65.95
Minimum Fee: All Other	\$76.84	\$76.84
Plumbing Annual Permit for Commercial Industrial Locations (3)		
1 to 3 Plant Plumbers (up to 6 Inspections)	\$1,130.69	\$1,130.69
1 to 3 Plant Plumbers Technicians (up to 12 Inspections)	\$2,261.36	\$2,261.36
4 to 6 Plant Plumbers (up to 24 Inspections)	\$4,526.48	\$4,526.48
7 to 12 Plant Plumbers (up to 36 Inspections)	\$6,787.31	\$6,787.31
13 to 35 Plant Plumbers (up to 52 Inspections)	\$9,050.60	\$9,050.60
25+ Plant Plumbers (up to 75 Inspections)	\$11,314.53	\$11,314.53
Plan Review Fee	35% of permit fee plus submission fee	35% of permit fee plus submission fee
Plan Review Submission Fee	\$78.74	\$78.74
Trip Fees - Rounded to Nearest Whole Dollar		
Inspection Requested but Not Ready	\$48.00	\$48.00
Each Additional Inspection Over 2 per Permit	\$48.00	\$48.00
Inspection of Existing Installation	\$94.00	\$94.00
Progress Inspections Per 1/2 Hour (Minimum)	\$48.00	\$48.00
Minimum Fee (2)	\$76.84	\$76.84

Footnotes:

1 A maximum of two inspections are provided with the permit. Additional inspections will be assessed a Trip Fee.

2 The plumbing permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater.

3 For commercial and industrial location employing full-time plumbing maintenance staff or having a yearly maintenance contract with a licensed plumbing contractor. All yearly maintenance contracts must detail the number of contract plumbers necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection is based on a two-hour maximum. Annual permits are valid for inspection at one facility (site) only.

4.1. *Table IV.1.* These fees apply to multifamily residential and commercial building permits for approval and acceptance by the Vancouver fire marshal's office.

January 2022 Fees

Valuation	Permit Fees
\$1.00 to \$500.00	\$13.46
\$501.00 to \$2,000	\$13.46 for the first \$500.00 plus \$0.35 for each additional \$100.00 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$18.65 for the first \$2,000 plus \$1.34 for each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 to \$50,000	\$49.65 for the first \$25,000 plus \$1.01 for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001 to \$100,000	\$74.69 for the first \$50,000 plus \$0.65 for each additional \$1,000 or fraction thereof up to and including \$100,000
\$100,001 to \$500,000	\$108.06 for the first \$100,000 plus \$0.59 for each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$345.38 for the first \$500,000 plus \$0.55 for each additional \$1,000 or fraction thereof up to and including \$1,000,000
\$1,000,001 and Up	\$617.33 for the first \$1,000,000 plus \$0.35 for each additional \$1,000 or fraction thereof
Manufactured Structures Setup Fee	\$13.46 per section, with a minimum fee of \$26.93 per permit

July 2022 Fees

Valuation	Permit Fees
\$1.00 to \$500.00	\$13.89

Valuation	Permit Fees
\$501.00 to \$2,000	\$13.89 for the first \$500.00 plus \$0.36 for each additional \$100.00 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$19.25 for the first \$2,000 plus \$1.38 for each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 to \$50,000	\$51.24 for the first \$25,000 plus \$1.04 for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001 to \$100,000	\$77.08 for the first \$50,000 plus \$0.67 for each additional \$1,000 or fraction thereof up to and including \$100,000
\$100,001 to \$500,000	\$111.52 for the first \$100,000 plus \$0.61 for each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$356.43 for the first \$500,000 plus \$0.57 for each additional \$1,000 or fraction thereof up to and including \$1,000,000
\$1,000,001 and Up	\$637.08 for the first \$1,000,000 plus \$0.36 for each additional \$1,000 or fraction thereof
Manufactured Structures Setup Fee	\$13.89 per section, with a minimum fee of \$27.79 per permit

5. *Table V. Plan review fees.* When submittal documents are required by this code, a plan review fee pursuant to Table V shall be paid at the time of submitting the submittal documents for plan review. The plan review fees specified in Table V are separate fees from the permit fees specified in this section and are in addition to the permit fees.

Table V. Plan Review Fees

Review	Fee
Building Plan Review	65% of building permit fee (100% for fast track review)
Single Permit Plan Review	50% of single permit fee (77% for fast track review)
Fire Plan Review (Commercial and Multifamily Permits Only)	65% of the fire building permit fee
Mechanical or Plumbing Plan Review	35% of permit fee
Electrical Plan Review	35% of permit fee plus submission fee

6. *Table VI. Grading and erosion control permit and plan review fees.*

Table VI. Grading and Erosion Control Permit and Plan Review Fees

Building – Grading and Erosion Control	January 2022		July 2022	
	Plan Review Fee	Permit Fee	Plan Review Fee	Permit Fee
10 to 50 c.y.		\$30.09		\$30.09
51 to 100 c.y.	\$30.09	\$47.38	\$30.09	\$47.38
101 to 1,000 c.y.				
Base Fee	\$47.38	\$47.38	\$47.38	\$47.38
Plus Fee per 100 c.y. (or Fraction Thereof)		\$22.41		\$22.41
1,001 to 10,000 c.y.				
Base Fee	\$63.09	\$249.12	\$63.09	\$249.12
Plus Fee per 1,000 c.y. (or Fraction Thereof)		\$18.57		\$18.57
10,001 to 100,000 c.y.				
Base Fee for First 10,000 c.y.	\$63.09	\$416.27	\$63.09	\$416.27
Plus Fee per 10,000 c.y. (or Fraction Thereof)	\$31.37	\$84.55	\$31.37	\$84.55
100,001 to 200,000 c.y.				
Base Fee for First 100,000 c.y.	\$345.51	\$1,177.09	\$345.51	\$1,177.09
Plus Fee per 10,000 c.y. (or Fraction Thereof)	\$16.96	\$46.74	\$16.96	\$46.74
200,001 c.y. or More				
Base Fee for First 200,000 c.y.	\$515.23	Use 100,001 above	\$515.23	Use 100,001 above
Plus Fee per 10,000 c.y. (or Fraction Thereof)	\$9.30	Use 100,001 above	\$9.30	Use 100,001 above

7. *Table VII. Fire Protection System Fees.*

Table VII. Fire Fees

No.	Activity	January 2022		July 2022	
		Base Fee	Per Head or Device	Base Fee	Per Head or Device
FIRE PROTECTION SYSTEMS AND COMPONENTS					
1.	Fire Pumps (each pump)				
	a) Review	\$289.60		\$298.87	
	b) Inspection	\$778.78		\$803.70	
2.	Stand Pipes (each stand pipe)				
	a) Review	\$108.47		\$111.94	
	b) Inspection	\$218.01		\$224.99	
3.	Underground Fire Service (each lateral)				
	a) Review	\$77.01		\$79.47	
	b) Inspection	\$218.01		\$224.99	
4.	Fire Sprinklers (each system)				
	a) Review	\$233.20	\$2.33	\$240.66	\$2.40
	b) Inspection	\$233.20	\$3.86	\$240.66	\$3.98
B.	Fire Sprinkler Tenant Improvements:				
	Category 1: Affidavit 1 to 10 heads: (Limited to arm-overs and drops with a head location diagram for inspection reference)				
	a) Review		–		–
	b) Inspection		\$77.01		\$79.47
	Category 2: Affidavit 11 to 20 heads: (Limited to arm-overs and drops in a light hazard occupancy with a head location diagram for inspection reference)				
	a) Review		–		–
	b) Inspection		\$156.19		\$161.19
	Category 3: Fire sprinkler system alterations that involve only changing heads of the same performance characteristics and minor adjustments				

No.	Activity	January 2022		July 2022	
		Base Fee	Per Head or Device	Base Fee	Per Head or Device
	to drop lengths:				
	a) Review		–		–
	b) Inspections	\$156.19	\$2.33	\$161.19	\$2.40
	Category 4: Fire sprinkler system alterations or additions that don't fall under Category 1, 2, or 3: (With full plans)				
	a) Review	\$77.01	\$0.75	\$79.47	\$0.77
	b) Inspections	\$156.19	\$2.33	\$161.19	\$2.40
C.	Dry Pipe, Antifreeze, Preaction (each in addition to fire sprinkler system)				
	a) Review	\$108.47		\$111.94	
	b) Inspection	\$218.01		\$224.99	
5.	Clean Agent System (CO2, FM-200, Inergen, etc.)				
	a) Review	\$388.30		\$400.73	
	b) Inspection	\$545.58		\$563.04	
6.	Commercial Cooking Hood and Duct Protection (per new system)				
	a) Review	\$279.84		\$288.79	
	b) Inspection	\$187.64		\$193.64	
	Commercial Cooking Hood and Duct Protection Minor Revisions (Permit not required if modification is limited to normal maintenance, replacing or reconfiguring heads and no increase in flow points used.) Applicant to notify fire marshal's office of location and extent of work.				
	a) Review	–		–	
	b) Inspection	–		–	
7.	Fire Alarm Systems - Minor (additions, no new panel, up to 10 devices)				
	Category 1: Affidavit 1 to 4 devices (limited to spot smoke or heat detectors, horn/strobes, strobes, horns, mini-horns, manual pull stations or one communication device)				
	Category 1: Affidavit 1 to 4 devices (limited to spot smoke or heat detectors, horn/strobes, strobes, horns, mini-horns, manual pull stations or one communication device)				

No.	Activity	January 2022		July 2022	
		Base Fee	Per Head or Device	Base Fee	Per Head or Device
	a) Review	No review fees for fire alarms – minor per ordinance			
	b) Inspections		\$135.58		\$139.92
	Category 2: Modifications of up to 10 devices not qualifying for affidavit (e.g., additions, no new panel)				
	a) Review		\$77.01	\$3.11	\$79.47
	b) Inspections		\$156.19	\$7.81	\$161.19
8.	Fire Alarm Systems - Major (new panel or 11+ devices, central station)				
	a) Review		\$233.20	\$3.11	\$240.66
	b) Inspection		\$233.20	\$7.81	\$240.66
OTHER PERMITS					
9.	Underground Tank Demolition (each tank)				
	a) Review		–		–
	b) Inspection		\$27.12		\$27.99
10.	Smoke Control Systems (up to 3 shafts)			Each add'l shaft	(up to 3 shafts)
	a) Review		\$467.48	\$156.19	\$482.44
	b) Inspections		\$932.80	\$311.29	\$962.65
	Other Smoke Control (atriums, malls, others)				
	a) Review		\$467.48	\$156.19	\$482.44
	b) Inspections		\$932.80	\$311.29	\$962.65
TRIP FEES¹					
11.	Trip Fee Assessment		\$57.49		\$59.33

Footnotes:

1 Trip fees are intended to recover actual costs and may be assessed where the requested inspections are for work that is not ready for inspection, the work is not accessible for inspection, or the appropriate personnel or documentation is not on site.

8. *Other inspection and service fees.*

- a. Other inspections outside of the normal business hours (8:00 a.m. to 5:00 p.m.) shall be a minimum fee of \$296.00 per inspector providing a maximum of two hours of inspection per trip. Additional consecutive hours of inspection are \$148.00 per hour per inspector. Inspector is defined as a building inspector, electrical inspector and/or a deputy fire marshal.
- b. Reinspection fees when required shall be \$148.00 per hour, with a minimum of \$74.00 per inspection.
- c. Inspections for which no fee is established shall be \$148.00 per hour, with a minimum of \$74.00 per inspection.
- d. Additional plan review time required due to changes or revisions to already approved construction documents and plans shall be calculated at \$148.00 per hour, but shall not exceed an amount equal to the original plan check fee. Major revisions to construction documents or plans after approval or during plan review shall require a new plan review fee.
- e. There shall be a \$31.00 issuance fee added for each permit identified in Tables I (Building Permit Fees), VI (Grading and Erosion Control Permit and Plan Review Fees), and VII (Fire Fees).
- f. Permit fees not clearly defined by this section, or fees that are found by the building official and/or fire code official to be inequitable using a valuation base, shall be determined by the building official and/or fire code official by using a rational cost-of-service analysis. Fee determinations in such cases shall be made available to the public and disseminated to the applicable segments of the construction industry for use in future such cases.
- g. *Expiration date extension fee.* A fee of \$40.00 shall be assessed to process a permit expiration date extension request for CMI and RES permits. A fee of \$26.00 shall be assessed to process expiration date extension requests for other permit types covered under this title.
- h. *Fee refunds.* Requests for fee refunds must be made in writing by the permit holder~~permittee~~. Fees assessed under this Chapter that are less than \$222 will be retained by the city as a non-refundable administrative processing fee unless the

building official or fire code official determines that fees assessed and collected as a result of an error by the city. The building official and/or fire code official may authorize refund of a fee paid as follows:

- i. Refunding of not more than 80 percent of the permit fee paid when no work has commenced under a permit issued in accordance with this code.
 - ii. Authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any examination time has been expended.
 - iii. There shall be no refunding of any fee paid except upon written application filed by the original applicant not later than 180 days after the date of fee payment.
- i. *Reinspection/Trip Fees.* A reinspection/trip fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called for is not complete or when corrections called for are not made.
- i. Reinspection/trip fees are designed to discourage the practice of calling for inspections before the job is ready for such inspection or reinspection.
 - ii. Reinspection/trip fees may also be assessed under the following circumstances:
 - A. When the inspection record card and permit are not posted or otherwise available on the work site.
 - B. When approved plans are not readily available to the inspector for failure to provide access on the date the inspection is scheduled.
 - C. When there is deviation from the approved plans.
 - D. When required corrections have not been completed upon request for reinspection.
 - E. When the cost per hour of inspection or reinspection has exceeded the permit fee paid. A minimum of three inspections per category are allowed for all “single permit fee” permits.

iii. The permittee or their designated agent shall pay the required fee as set forth in the fee schedule and noted in the reinspection/trip fee notice.

iv. In instances where reinspection/trip fees have been assessed, additional inspection of the work will not be performed until the required fee has been paid.

v. Reinspection/trip fees will be assessed on electrical, plumbing and mechanical permits where the number of requested inspections exceeds two. Reinspection fees may be assessed on all other permits where the number of requested inspections in a required inspection category exceeds three. See VMC 17.08.090(G) for limited trade reinspection fee requirements.

j. *Work commencing before permit issuance.* Any person who commences any work on a building, structure, electrical, gas, mechanical, plumbing system, fire sprinkler, fire alarm system and/or other fire code permits before obtaining the necessary permits shall be subject to an investigation fee established by the building official and/or fire code official in addition to the required fees as set forth in this code.

i. The investigation fee for work commencing before permit issuance shall be the same as the required permit fees contained in the fee tables.

ii. The investigation fee shall be paid prior to or at the time of the permit issuance.

iii. The payment of the investigation fee shall not exempt an applicant from compliance with all provisions of this code or other applicable laws.

iv. Such investigation fees may be in addition to any other penalty assessed under VMC Title 22.

Section 6. That part of section 4 of Ordinance M-3660, and last amended by that part of section 5 of Ordinance M-4165, codified as 17.08.140, is hereby amended to read as follows:

17.08.140 Inspections.

A. Construction or work for which a permit is required shall be subject to inspection by the building official and the construction or work shall remain accessible and exposed for inspection purposes until approved by the building official. In addition, certain types of construction shall have continuous and/or special inspections as specified in IBC Chapter 17.

B. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances shall not be valid.

C. It shall be the duty of the property owner, general contractor and the permit holder to maintain access for the required inspections. Work shall remain exposed for proper visual verification. ~~permittee to cause the work to remain accessible and exposed for inspection purposes.~~ Neither the building official nor the city shall be liable for expense entailed in the removal or replacement of any material required to be removed to allow inspection. Where in the opinion of the building official, the nature of the work is minor in nature and the inspection can be performed remotely via photographs, live video feed or recording, the building official may require or allow remote inspection.

D. Inspection record card and approved construction documents. Work requiring a permit shall not be commenced until the permit card and approved construction documents are made readily available for the building official or designee at the construction site. ~~the permittee or their authorized agent has posted or otherwise made available the permit and inspection record card and approved construction documents such as to allow the building official to conveniently make the required entries there on regarding inspection of the work~~ The permit, inspection record card, and the approved construction documents shall be made available by the permittee until final approval has been granted by the building official.

E. Inspection scheduling Requests. Required inspections shall be scheduled utilizing the city's inspection scheduling system. ~~It shall be the duty of the permittee, their authorized agent or contractor to notify the building official that such work is ready for inspection within ten (10) days of the work being completed.~~ The building official may require that inspections be scheduled at least three (3) working days in advance of the inspection date. Scheduled inspections may be moved by the building official for good cause. The building official or designee shall notify the contractor or permit holder of the revised inspection date and time.

1. ~~The building official may require that every request for inspection be filed at least one working day before such inspection is desired.~~

2. ~~Such request shall be made by the method provided by the city for requesting and scheduling inspections.~~

~~3. It shall be the responsibility of the permittee their authorized agent and/or the person requesting an inspection required by this code or the technical codes to provide the building official access to the premises and means for inspection of the work.~~

F. ~~Approval required~~ Inspection results and approval. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official.

~~1. Upon completion of the scheduled inspection, the building official or designee shall make the results of the inspection accessible to the contractor or permit holder. The building official upon notification shall make the required inspections and shall either indicate that that portion of the construction is satisfactory as completed or shall notify the permit holder or an agent of the permittee or their authorized agent of conditions not in compliance with code requirements.~~

2. Such notification of conditions not in compliance with code requirements shall be in writing in the form of a correction notice and shall specify the work that is not in conformance, identify the section of the code that the work does not comply with and shall set a time period for correction and request for re-inspection. Failure to correct the noncompliant condition and request re-inspection within the time period noted in the correction notice will be considered a violation and will be subject to enforcement under VMC Title 22.

3. Any portions of construction which do not comply with code requirements shall be corrected and such portion shall not be covered or concealed until re-inspected and approved by the building official or designee.~~authorized by the building official.~~

4. There shall be a final inspection and approval of all and any buildings, structures, appurtenances and building service equipment when completed and ready for occupancy or use.

G. Preliminary inspection. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings structures and site for which an application has been filed.

H. Required inspections. Inspections are required as determined necessary by the building official in order to verify compliance with the applicable codes. The building official shall perform the required inspection upon notification that the work performed is ready for inspection and/or scheduling of the inspection. The required inspections may include, but are not limited to the following:

1. Erosion Control. Erosion control mitigation measure requirements shall be installed, inspected and approved before proceeding with any other site or

construction work. Erosion control measures must be maintained until the project is completed and will be verified at all subsequent inspections.

2. Setback, footing and foundation inspections. Setback, footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspections. Materials for foundation shall be on the job except where concrete is ready mixed in accordance with ACI 38, the concrete need not be on the job. No concrete shall be placed prior to inspection approval.
3. Concrete slab and under floor inspection. Concrete slab inspections shall be made after in slab reinforcing steel and building services, equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is place.
4. Under floor inspection. Under floor inspection shall be made before any floor-deck or floor-sheathing is installed. Under floor inspection includes, but is not limited to, post, beam, joists, low point drains and radon piping.
5. Storm water systems. Storm water inspections shall be made to determine compliance with approved construction plans and applicable codes including LID standards.
6. Frame inspection. Framing inspections shall be made after the floor deck or sheathing, all framing, fire blocking and bracing are in place, and after pipes, chimneys and vents to be concealed are complete, and after the rough electrical, plumbing, heating wires, pipes and ducts are inspected and approved.
7. Gypsum board inspection. Gypsum board inspections when part of a required fire-rated assembly or part of a structural framing system (shear/lateral bracing) shall be made after lathing and gypsum board, interior and/or exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished. In multiple layer systems, the fastening of each layer must be inspected before the application of the next layer.
8. Fire-resistive penetrations. Protection of joints and penetrations in fire-resistive-rated assemblies shall not be concealed from view until inspected and approved.
9. Energy efficiency inspections. Inspections shall be made to determine compliance with the Washington State Energy Code and shall include, but shall not be limited to, inspection for envelope insulation R and U values, fenestration U value, duct system R value, HVAC, water heating equipment efficiency, installation methods, weather sealing and similar energy related items. No interior

finish that would conceal the energy efficiency component shall be applied prior to energy efficiency inspection and approval.

I. Building service equipment inspections. Building service equipment for which a permit is required by this code shall be inspected.

1. Building service equipment includes, but is not limited to, electrical, mechanical, plumbing, fuel gas, private storm water facility, and fire sprinkler and fire alarm system installations.

Exception: Rough tub/shower inspection not required when a manufactured tub and/or shower unit is installed.

2. Building service equipment intended to be concealed by a permanent portion of the building shall not be concealed until inspected and approved.

3. When the installation of building service equipment is complete final inspection shall be made.

4. Building service equipment regulated by the technical codes shall not be connected to the water, fuel or power supply or sewer system until authorized by the building official.

J. Barrier free accessibility inspection. Inspection shall be made of required barrier free accessibility features as part of any other required inspection including final inspection

K. Zoning inspection. Inspections are required for all signs, parking lots, landscaping, wetland delineation, critical areas delineation, tree preservation protection and other features regulated and required as part of a land use approval under VMC Title 20 and noted on the approved plans and/or permit.

L. Other inspections. In addition to the inspections specified in this section, the building official is authorized to make or require other inspections, including third party inspections, of any construction work to ascertain compliance with the provisions of this code and other laws enforced by the city.

M. Special Inspection. Special inspection, as detailed in IBC Chapter 17, and the IRC when the design requirements of the International Building Code are required, shall be performed by agencies as defined in VMC Section 17.08.100(J).

N. Structural observation. Structural observation shall be made by the registered design professional as required in IBC Section 1709. Reports shall be submitted to the building official.

O. Floor elevation certification within flood prone areas. Upon placement of the lowest floor in flood hazard areas, including the basement, and prior to further vertical

construction, the elevation certification required in the IBC or IRC shall be submitted to the building official.

P. Final inspection. Final inspection shall be made after all work required and/or authorized to be performed by the building permit, is completed.

Section 7. That part of section 6 of Ordinance M-4047, codified as 17.32.040, is hereby amended to read as follows:

17.32.040 Unfit dwellings, buildings or structures defined.

For the purposes of this chapter, any dwelling, building or structure which has any or all of the conditions or defects described in this section shall be deemed to be an unfit dwelling, building or structure, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public is endangered. Each itemized defect listed in this chapter is considered a distinct code violation for the purpose of enforcement actions under VMC Title 22.

Section 8. Savings. Those ordinances or parts of ordinances which are amended or repealed by this ordinance shall remain in full force and effect until the effective date of this ordinance.

Section 9. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstance shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not effect or invalidate the remainder of any parts thereof to any person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 10. Effective date. This ordinance shall become effective thirty (30) days following the date of final adoption.

DATE OF FINAL PASSAGE by the Vancouver City Council: _____.

SIGNED this _____ day of _____, 2023.

Anne McEnerny-Ogle, Mayor

Attest:

Approved as to form:

Natasha Ramras, City Clerk

Jonathan Young, City Attorney