



CITY OF BLACK DIAMOND
July 18, 2013 Workstudy Agenda
25510 Lawson St., Black Diamond, Washington

Workstudies are meetings for Council to review upcoming and pertinent business of the City. Public testimony is only accepted at the discretion of the Council.

6:00 P.M. – CALL TO ORDER, ROLL CALL

- 1.) Building Permit Fees – Ms. Donlan
- 2) Adjournment

PERMIT REPORT SUMMARY FOR 5/1/11 THROUGH 5/31/12

COMMERCIAL BUILDING PERMITS

Permits Issued between 5/1/11 – 5/31/12	8 permits (3 are City projects)
Fees Collected	\$3,022.65 (\$1776.25 City projects)
Inspection Hours	20 hours
Review Hours	15.5 hours

RESIDENTIAL BUILDING PERMITS

Permits issued between 5/1/11-5/31/12	58 permits (20 were over-the-counter)
Fees Collected	\$62,070.90 (includes BLD & PW fees)
Inspection Hours	182 hours
Review Hours	108 hours

OTHER PERMIT TYPES (Fire, Planning, Special Events, Signs, Business Licenses, Code Enforcement)

Inspection Hours	37 hours
Review Hours	43 hours

Other Info:

Average Weekly Staff Time: 13 hours

Code Enforcement: 3 hours every other week

Inspections Occur Monday thru Thursday between the hours of 2-4pm

Currently:

49 Active/Issued Permits

16 Application under review

May 2012 is trending as our busiest month in the last 4 years. We have taken in 9 building permits, 9 business licenses, 4 code complaints, 1 fire permit, 2 planning apps, 5 public works permits and 3 special events for a total of 31 applications. The inspectors have performed 47 inspections so far this month. In comparison we took in 19 applications and performed 21 inspections in May 2011.

Permit Summary Report for 6/1/12 through 6/30/13

Commercial Building Permits

Permits Issued between 6/1/12-6/30/13	7 permits (3 are City projects)
Fees Collected	\$1,326.25 (\$497.15 City projects)
Inspection Hours	6 hours (17 inspections)
Review Hours	14.5 hours

Residential Building Permits

Permits Issued between 6/1/12-6/30/13	57 permits (28 were over-the-counter)
Fees Collected	\$50,921.53 (includes BLD & PW fees)
Inspection Hours	165 hrs (352 inspections)
Review Hours	87 hours

Other Permit Types (Fire, Planning, Special Events, Signs, Business Licenses, Code Enforcement)

Inspection Hours	9 hours
Review Hours	22 hours

Other Info:

Average Weekly Staff Time: 11 hours

Code Enforcement: as needed

Inspections occur Monday-Thursday between the hours of 2-4pm

Currently:

38 Active/Issued Permits

13 Applications under review/pending corrections/ready to issue

June 2013 is trending as our highest permit volume in 2013 with 7 building permits, 10 business licenses, 1 code case, 1 fire permit, 6 planning apps, 7 public works permits, and 3 special events. It is higher than 2012, but our busiest months in 2013 are still slower than 2012. Our overall permit numbers are slightly down for 2013.

2012 VALUATION TABLE

TABLE 1 SQUARE FOOT CONSTRUCTION VALUATION ^{a, b, c}

Group	Type of Construction									
	IA	IB	IIA	IIIB	IIIA	IIIB	IV	VA	VB	
A-1	234.61	227.03	221.75	212.46	200.01	194.11	205.67	182.49	175.76	
	Assembley, theaters, with stage									
A-1	212.48	204.90	199.62	190.32	177.92	172.02	183.53	160.39	153.67	
	Assembley, theaters, without stage									
A-2	180.87	175.79	171.31	164.80	154.99	150.66	159.04	140.54	135.82	
	Assembley, nightclubs									
A-2	179.75	174.66	169.05	163.67	152.73	149.53	157.91	138.28	134.69	
	Assembley, restaurants, bars, banquet halls									
A-3	216.27	208.69	203.41	194.11	181.68	175.76	187.32	164.15	157.42	
	Assembley, churches									
A-4	181.73	175.28	168.87	160.69	146.44	142.35	153.90	129.60	124.00	
	Assembley, genera, community halls, libraries									
A-4	211.35	203.77	197.37	189.19	175.66	170.89	182.40	158.13	152.54	
	Assembley, arenas									
B	181.72	175.18	169.57	161.57	147.02	141.44	155.25	128.84	123.48	
	Business									
E	198.81	192.11	186.65	178.52	167.30	158.75	172.62	147.25	141.69	
	Education									
F-1	110.18	105.13	99.13	95.83	85.84	82.02	91.98	70.69	66.82	
	Factory and industrial, moderate hazard									
F-2	109.06	104.00	99.13	94.71	85.84	80.89	90.85	70.69	65.69	
	Factory and industrial, low hazard									
H-1	103.21	98.16	93.29	88.86	80.20	75.25	85.01	65.05	N.P.	
	High Hazard, explosives									
H-2,-3,-4	103.21	98.16	93.29	88.86	80.20	75.25	85.01	65.05	60.05	
	High Hazard									
H-5	181.72	175.18	169.57	161.57	147.02	141.44	155.25	128.84	123.48	
	HPM									
I-1	181.97	175.72	171.02	164.08	153.19	149.00	165.60	138.68	133.23	
	Institutional, supervised environment									
I-2	305.83	299.29	293.67	285.69	270.30	N.P.	279.36	252.12	N.P.	
	Institutional, hospitals									
I-2	213.81	207.27	201.66	193.67	179.54	N.P.	187.34	161.36	N.P.	
	Institutional, nursing home									
I-3	208.86	202.33	196.71	188.71	175.58	168.88	182.39	157.41	149.80	
	Institutional, restrained									
I-4	181.97	175.72	171.02	164.08	153.19	149.00	165.60	138.68	133.23	
	Institutional, day care facility									
M	134.50	129.42	123.81	118.43	108.22	105.02	112.66	93.77	90.18	
	Mercantile									
R-2	184.35	178.11	173.40	166.47	155.31	151.12	167.71	140.79	135.35	
	Residential, hotel									
R-2	154.50	148.26	143.55	136.61	125.60	121.41	138.00	111.07	105.64	
	Residential, multiple family									
R-3	146.62	142.55	139.05	135.37	130.41	127.02	133.13	122.20	115.00	
	Residential, one - and two - family									
R-4	181.97	175.72	171.02	164.08	153.19	149.00	165.60	138.68	133.23	
	Residential, care/assisted living facilities									
S-1	102.08	97.03	91.03	87.74	77.94	74.12	83.88	62.80	58.93	
	Storage, moderate hazard									
S-2	100.96	95.90	91.03	87.74	77.94	74.12	82.75	62.80	57.80	
	Storage, low hazard									
U	77.94	73.69	69.30	65.84	59.46	55.43	62.13	46.94	44.68	
	Utility, Miscellaneous									

Carpport	21.39
Covered Porch	21.39
Deck	20.14
Patio	20.14
Shed	20.14
Bsmt - Unfinished	72.66
Ti No walls	41.80
Ti walls	56.31

Note a. Private Garages use utility, miscellaneous
 Note b. Unfinished basements (all use groups)
 Note c. N.P. = Not permitted

BLACK DIAMOND BUILDING PERMIT FEE COMPARISON WITH NEIGHBORING CITIES

Valuation (def.): Time and materials cost of construction. See building valuation table.

BLACK DIAMOND - Pop. 4170	
TOTAL VALUATION	FEE
1.00 TO 500.00	\$26
501.00 to 2,000.00	\$26 for the first \$500, plus \$3.35 for each additional \$100, or fraction thereof, to and including \$2000
2,001.00 to 25,000.00	\$76.20 for the first \$2000, plus \$15.40 for each additional \$1000, or fraction thereof, to and including \$25,000
25,001.00 to 50,000.00	\$430.40 for the first \$25,000, plus \$11.10 for each additional \$1000, or fraction thereof, to and including \$50,000
50,001.00 to 100,000.00	\$708.20 for the first \$50,000, plus \$7.70 for each additional \$1000, or fraction thereof, to and including \$100,000
100,001.00 to 500,000.00	\$1093.20 for the first \$100,000, plus \$6.15 for each additional \$1000, or fraction thereof, to and including \$500,000
500,001.00 to 1,000,000.00	\$3556.30 for the first \$500,000, plus \$5.25 for each additional \$1000, or fraction thereof, to and including \$1,000,000
1,000,001.00 and up	\$6169.65 for the first \$1,000,000, plus \$4.05 for each additional \$1000, or fraction thereof
Plan Check Fee	65% of Permit Fee

ENUMCLAW - Pop. 11,030	
TOTAL VALUATION	FEE
1.00 TO 500.00	\$30
501.00 to 2,000.00	\$30 for the first \$500, plus \$3.93 for each additional \$100, or fraction thereof, to and including \$2000
2,001.00 to 25,000.00	\$88.95 for the first \$2000, plus \$16.50 for each additional \$1000, or fraction thereof, to and including \$25,000
25,001.00 to 50,000.00	\$468.45 for the first \$25,000, plus \$13.00 for each additional \$1000, or fraction thereof, to and including \$50,000
50,001.00 to 100,000.00	\$793.45 for the first \$50,000, plus \$10.00 for each additional \$1000, or fraction thereof, to and including \$100,000
100,001.00 to 500,000.00	\$1293.45 for the first \$100,000, plus \$7.00 for each additional \$1000, or fraction thereof, to and including \$500,000
500,001.00 to 1,000,000.00	\$4093.45 for the first \$500,000, plus \$6.00 for each additional \$1000, or fraction thereof, to and including \$1,000,000
1,000,001.00 and up	\$7043.45 for the first \$1,000,000, plus \$5.00 for each additional \$1000, or fraction thereof
Plan Check Fee	65% of Permit Fee when required

MAPLE VALLEY - Pop. 23,340	
TOTAL VALUATION	FEE
1.00 TO 500.00	\$30
501.00 to 2,000.00	\$30 for the first \$500, plus \$3.00 for each additional \$100, or fraction thereof, to and including \$2000
2,001.00 to 25,000.00	\$75.00 for the first \$2000, plus \$14.00 for each additional \$1000, or fraction thereof, to and including \$25,000
25,001.00 to 50,000.00	\$400.00 for the first \$25,000, plus \$10.00 for each additional \$1000, or fraction thereof, to and including \$50,000
50,001.00 to 100,000.00	\$650.00 for the first \$50,000, plus \$7.00 for each additional \$1000, or fraction thereof, to and including \$100,000
100,001.00 to 500,000.00	\$1000.00 for the first \$100,000, plus \$6.00 for each additional \$1000, or fraction thereof, to and including \$500,000
500,001.00 to 1,000,000.00	\$3400.00 for the first \$500,000, plus \$5.00 for each additional \$1000, or fraction thereof, to and including \$1,000,000
1,000,001.00 and up	\$5,900 for the first \$1,000,000, plus \$4.00 for each additional \$1000, or fraction thereof
Plan Check Fee	65% of Permit Fee

COVINGTON- Pop. 17,760	
TOTAL VALUATION	FEE
1.00 TO 500.00	\$35
501.00 to 2,000.00	\$35 for the first \$500, plus \$7.00 for each additional \$100, or fraction thereof, to and including \$2000
2,001.00 to 25,000.00	\$140.00 for the first \$2000, plus \$17.00 for each additional \$1000, or fraction thereof, to and including \$25,000
25,001.00 to 50,000.00	\$531.00 for the first \$25,000, plus \$14.00 for each additional \$1000, or fraction thereof, to and including \$50,000
50,001.00 to 100,000.00	\$881.00 for the first \$50,000, plus \$13.00 for each additional \$1000, or fraction thereof, to and including \$100,000
100,001.00 to 500,000.00	\$1531.00 for the first \$100,000, plus \$13.00 for each additional \$1000, or fraction thereof, to and including \$500,000
500,001.00 to 1,000,000.00	\$6731.00 for the first \$500,000, plus \$9.00 for each additional \$1000, or fraction thereof, to and including \$1,000,000
1,000,001.00 and up	\$11,231.00 for the first \$1,000,000, plus \$9.00 for each additional \$1000, or fraction thereof
Plan Check Fee	65% of Permit Fee

Example - Commercial Permit

\$10,000 Tenant Improv.

Black Diamond	\$199.40 Permit, \$129.61 Plan Check
Enumclaw	\$220.95 Permit, \$143.61 Plan Check
Maple Valley	\$187.00 Permit, \$121.55 Plan Check
Covington	\$276.00 Permit, \$179.40 Plan Check

Diff.

\$35.55
(\$20.46)
\$126.39

Example - Residential Permit

\$300,000 New House

Black Diamond	\$2323.20 Permit, \$1510.08 Plan Check
Enumclaw	\$2693.45 Permit, \$1750.74 Plan Check
Maple Valley	\$2200.00 Permit, \$1430.00 Plan Check
Covington	\$4131.00 Permit, \$2685.15 Plan Check

Diff.

\$610.91
(\$203.28)
\$2,982.87

COMPARABLE CITIES WITH POPULATIONS UNDER 10,000

BLAINE - Pop. 4,760	
TOTAL VALUATION	FEE
1.00 TO 500.00	\$23.50
501.00 to 2,000.00	\$23.50 for the first \$500, plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2000
2,001.00 to 25,000.00	\$69.25 for the first \$2000, plus \$14.00 for each additional \$1000, or fraction thereof, to and including \$25,000
25,001.00 to 50,000.00	\$391.25 for the first \$25,000, plus \$10.10 for each additional \$1000, or fraction thereof, to and including \$50,000
50,001.00 to 100,000.00	\$643.75 for the first \$50,000, plus \$7.00 for each additional \$1000, or fraction thereof, to and including \$100,000
100,001.00 to 500,000.00	\$993.75 for the first \$100,000, plus \$5.60 for each additional \$1000, or fraction thereof, to and including \$500,000
500,001.00 to 1,000,000.00	\$3223.75 for the first \$500,000, plus \$4.75 for each additional \$1000, or fraction thereof, to and including \$1,000,000
1,000,001.00 and up	\$5608.75 for the first \$1,000,000, plus \$3.65 for each additional \$1000, or fraction thereof
Plan Check Fee	65% of Permit Fee

NORTHBEND - Pop. 5,855	
TOTAL VALUATION	FEE
1.00 TO 500.00	\$25.75
501.00 to 2,000.00	\$25.75 for the first \$500, plus \$3.35 for each additional \$100, or fraction thereof, to and including \$2000
2,001.00 to 25,000.00	\$76.25 for the first \$2000, plus \$15.40 for each additional \$1000, or fraction thereof, to and including \$25,000
25,001.00 to 50,000.00	\$430.45 for the first \$25,000, plus \$11.10 for each additional \$1000, or fraction thereof, to and including \$50,000
50,001.00 to 100,000.00	\$707.95 for the first \$50,000, plus \$7.70 for each additional \$1000, or fraction thereof, to and including \$100,000
100,001.00 to 500,000.00	\$1092.95 for the first \$100,000, plus \$6.15 for each additional \$1000, or fraction thereof, to and including \$500,000
500,001.00 to 1,000,000.00	\$3552.95 for the first \$500,000, plus \$5.25 for each additional \$1000, or fraction thereof, to and including \$1,000,000
1,000,001.00 and up	\$6177.95 for the first \$1,000,000, plus \$4.05 for each additional \$1000, or fraction thereof
Plan Check Fee	65% of Permit Fee

NORMANDY PARK - Pop. 6,350	
TOTAL VALUATION	FEE
1.00 TO 500.00	\$75
501.00 to 2,000.00	\$75
2,001.00 to 25,000.00	\$73.55 for the first \$2000, plus \$14.87 for each additional \$1000, or fraction thereof, to and including \$25,000
25,001.00 to 50,000.00	\$415.56 for the first \$25,000, plus \$10.75 for each additional \$1000, or fraction thereof, to and including \$50,000
50,001.00 to 100,000.00	\$648.31 for the first \$50,000, plus \$7.40 for each additional \$1000, or fraction thereof, to and including \$100,000
100,001.00 to 500,000.00	\$1054.30 for the first \$100,000, plus \$5.95 for each additional \$1000, or fraction thereof, to and including \$500,000
500,001.00 to 1,000,000.00	\$3434.30 for the first \$500,000, plus \$5.04 for each additional \$1000, or fraction thereof, to and including \$1,000,000
1,000,001.00 and up	\$5,956.49 for the first \$1,000,000, plus \$3.88 for each additional \$1000, or fraction thereof
Plan Check Fee	65% of permit fee, minimum of \$75
Filing Fee	10% of permit fee

DUPONT - Pop. 8,640	
TOTAL VALUATION	FEE
1.00 TO 500.00	\$96
501.00 to 2,000.00	\$96
2,001.00 to 25,000.00	\$96.00 for the first \$2000, plus \$20.15 for each additional \$1000, or fraction thereof, to and including \$25,000
25,001.00 to 50,000.00	\$559.45 for the first \$25,000, plus \$14.50 for each additional \$1000, or fraction thereof, to and including \$50,000
50,001.00 to 100,000.00	\$921.95 for the first \$50,000, plus \$10.00 for each additional \$1000, or fraction thereof, to and including \$100,000
100,001.00 to 500,000.00	\$1421.95 for the first \$100,000, plus \$8.00 for each additional \$1000, or fraction thereof, to and including \$500,000
500,001.00 to 1,000,000.00	\$4621.95 for the first \$500,000, plus \$6.80 for each additional \$1000, or fraction thereof, to and including \$1,000,000
1,000,001.00 and up	\$8021.95 for the first \$1,000,000, plus \$5.25 for each additional \$1000, or fraction thereof
Plan Check Fee	75% of Permit Fee

Example - Commercial Permit

\$10,000 Tenant Improv.

Blaine	\$181.25 Permit, \$117.81 Plan Check
Northbend	\$199.45 Permit, \$129.64 Plan Check
Normandy Park	\$192.51 Permit, \$125.13 Plan Check, \$19.25 Filing Fee
Dupont	\$257.20 Permit, \$192.90 Plan Check

Diff.

(\$29.95)
\$0.08
\$7.88
\$121.09

Example - Residential Permit

\$300,000 New House

Blaine	\$2113.75 Permit, \$1373.94 Plan Check
Northbend	\$2322.95 Permit, \$1509.92 Plan Check
Normandy Park	\$2244.30 Permit, \$1458.80 Plan Check, \$224.43 Filing
Dupont	\$3021.95 Permit, \$2266.46 Plan Check

Diff.

(\$345.59)
(\$0.41)
\$94.25
\$1,455.13

Historically the building permit fee system was designed for cost recovery on most projects. In a perfect world, the valuation of the project is indicative of the level of complexity and work involved to review and inspect building projects. However, in Black Diamond, it has worked out that we are managing to get cost recovery on new single family permits and additions, but not always on alterations, repairs, and tenant improvements. These smaller projects are valued on the architect/designer/owner estimates and not on new square footage. For the most part we accept these valuations or if they seem too low, we request a contractor bid. Unfortunately many small projects still require multiple inspections or additional staff time during review of drawings. This means we occasionally have unrecovered costs.

2011-2012 COBD Staff Rates per fee schedule

Ex. Tenant Improvement's 2011-2013:

BLD13-0015 MV Vapors

Tenant Improvement Fees Collected: \$256.35, Staff Costs: \$230.50

BLD12-0032 Lady Buds Tenant

Improvement Fees Collected: \$324.25, Staff Costs: \$385.25

BLD11-0028 Ballet Change of

Use Fees Collected: \$329.00, Staff Costs: \$307.75

BLD11-0001 Swinging Arm

Tenant Improvement Fees Collected: \$253.20, Staff Costs: \$266.25

**Staff Costs in these examples are reflective of review and inspection time. Staff does not log every counter meeting or phone call with clients.*