

Ordinance 1036

Amending Clallam County Code Chapter 5.100 Consolidated Fee Schedule –
Building Division Fee Schedule 310-A and 310-B, and New Schedule 310-C

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

Section 5.100.310, Fees for Building Division Services is amended to read as follow:

Fee Schedules 310-A and supporting tables 310-B and 310-C are hereby adopted for administrative and inspections services provided by the Clallam County Building Division of the Department of Community Development.

~~Building, mechanical, and plumbing permit fees shall be determined by Schedule 310-A. Building valuation shall be based on building evaluation set forth by Schedule Tables 310-B and 310-C. The minimum permit fee is \$50.~~

(1) ~~Plan Review Fee.~~ When the Building Official requires plans and other data to be submitted, a ~~Plan review Review Fee~~ shall be paid at the time of submitting plans and specifications for review. ~~The plan review fee for all permits that require plan review shall be 65 percent of the building permit fee as determined by Schedule 310-A.~~ The ~~plan Plan review Review fFees are is~~ separate from and in addition to the ~~Building Ppermit feeFee~~.

(2) ~~Administrative-External Review Fee.~~ When the Building Official requires plans and other data to be submitted and such plans have been reviewed by a private contractor and paid for by the applicant, the Building Official may accept such plans; provided, that the contractor has been approved by the Building Official to perform such reviews. An ~~administrative-External Review fee Fee~~ shall be paid at the time of plan submittal. The ~~administrative-External Review fee Fee~~ for all occupancies shall be 35 percent of the ~~building Building permit Permit fee Fee~~ as determined by Schedule 310-A. The ~~administrative-External Review fee Fee~~ shall be paid in lieu of the ~~plan Plan review Review Review fee Fee~~ and is separate and in addition to the ~~Building permit Permit fee Fee~~.

(3) ~~Investigation Fees.~~ Whenever any work requiring a permit is commenced without first obtaining a building permit, a special investigation may be made before a permit may be issued. An ~~investigation-Investigation fee Fee~~, in addition to the permit fee, may be collected whether or not a permit is subsequently issued. The ~~investigation-Investigation fee Fee~~ shall be equal to the amount of the permit fee determined by Schedule 310-A. The minimum ~~investigation-Investigation fee Fee~~ shall be the same as the minimum fee set forth in Schedule 310-A. The payment of the ~~investigation Investigation fee Fee~~ shall not exempt any person from compliance with all other provisions of the code nor from any penalty prescribed by law.

(4) The valuation of separate ~~projects that are listed as “actual value” in table 310-B mechanical, plumbing, fire, and/or foundation permits~~, when required, shall be based upon bid price or as determined by the Building Official.

(5) Fees are to be received by the Department of Community Development, except that the operator of a charitable nonprofit establishment (operating to provide relief solely to the poor, distressed, or underprivileged) may apply for a fee waiver. A fee waiver may be granted, by the Director only, to the operator of an establishment maintaining a current 501(c)(3) tax exempt designation from the Department of the Treasury, Internal Revenue Service, who demonstrates to the Department that payment of said fee will cause financial hardship. Application for a fee waiver shall be made using forms provided by the Department.

(6) ~~Periodic Update of Fee Schedule.~~ Other than those tables subject to the provisions of CCC 5.100.040, the fees established under Fee Schedules 310-A and 310-B shall be updated annually to reflect changes in the Consumer Price Index CPI-U, West Region. Table 310-C shall be updated annually to reflect the prior year’s August Building Valuation as set by the ICC. Tables

Schedule 310-A and table 310-C shall be updated annually without further action from the Board to include CPI-U adjustments to fees and ICC adjustments to valuation as detailed herein. Updated fee schedules and tables are incorporated as a part of this chapter by reference.

~~Section 5.100.310, Fees for Building Division Services is amended to read as follow:
— See attached Building Division Services Fee Schedules 310-A and 310-B~~

ADOPTED this 6th day of January 2026

BOARD OF CLALLAM COUNTY COMMISSIONERS

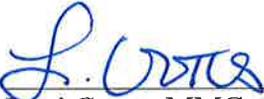


Mark Ozias

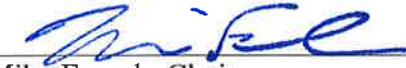


Randy Johnson

ATTEST:



Loni Gores, MMC, Clerk of the Board



Mike French, Chair



BUILDING DIVISION FEE SCHEDULE 310-A
EFFECTIVE JANUARY 1, 2026

<u>VALUATION BASED PERMITS SERVICE(See Valuation Table 310-B)</u>	<u>FEE</u>
<u>Total Valuation:</u> <u>\$1 to \$500</u> <u>\$501 to \$2,000</u> <u>\$24,001 to \$25,000</u> <u>\$25,001 to \$50,000</u> <u>\$50,001 to \$100,000</u> <u>\$100,001 to \$500,000</u> <u>\$500,001 to \$1,000,000</u> <u>\$1,000,001 and up</u>	<u>Building Permit Fee:</u> <u>\$59.98</u> <u>\$59.98 for first \$500 plus \$3.66 for each additional \$100 or fraction thereof</u> <u>\$119.20</u> <u>\$83.06</u> <u>\$119.20 for first \$24,000 plus \$16.80 for each additional \$1,000 or fraction thereof</u> <u>\$469.90</u> <u>\$472.00 for first \$25,000 plus \$12.12 for each additional \$1,000 or fraction thereof</u> <u>\$772.17</u> <u>\$775.00 for first \$50,000 plus \$8.39 for each additional \$1,000 or fraction thereof</u> <u>\$1,191.98</u> <u>\$1194.50 for first \$100,000 plus \$6.72 for each additional \$1,000 or fraction thereof</u> <u>\$3,878.80</u> <u>\$3882.50 for the first \$500,000 plus \$5.69 for each additional \$1,000 or fraction thereof</u> <u>\$6,727.55</u> <u>\$50 for the first \$1,000,000 plus \$4.37 for each additional \$1,000 or fraction thereof</u>
<u>Plan Review Fee (separate from and in addition to Building Permit Fee) for all permits that are valuation based and not otherwise specified</u>	<u>65% of Building Permit Fee</u>
<u>RESIDENTIAL PERMITS</u>	<u>FEE</u>
<u>Residential:</u> <ul style="list-style-type: none"> • <u>New Construction</u> • <u>Alterations</u> • <u>Additions</u> • <u>Change of Use</u> 	<u>Valuation Based</u>

BUILDING DIVISION FEE SCHEDULE 310-A
EFFECTIVE JANUARY 1, 2026

<u>COMMERCIAL PERMITS</u>	<u>FEE</u>
<u>Commercial:</u> <ul style="list-style-type: none">• <u>New Construction</u>• <u>Alterations/Tenant Improvement</u>• <u>Additions</u>• <u>Change of Use</u>	<u>Valuation Based</u>
<u>Wireless Communication Facilities</u>	<u>Valuation Based</u>

BUILDING DIVISION FEE SCHEDULE 310-A
EFFECTIVE JANUARY 1, 2026

<u>MANUFACTURED HOME PERMITS</u>	<u>FEE</u>
<u>Manufactured (mobile, modular) home installation</u>	<u>\$760-\$625</u>
<u>Single-Wide</u>	
<u>Double-Wide</u>	<u>\$760</u>
<u>Triple-Wide</u>	<u>\$975</u>
<u>Park Model</u>	<u>\$625</u>
<u>Modular</u>	<u>\$760 + valuation based Building Permit Fee and Plan Review Fee based on actual value of foundation cost</u>
<u>MECHANICAL PERMITS</u>	<u>FEE</u>
<u>HVAC: Ductless Heat Pump</u>	<u>\$100</u>
	<u>Residential: \$150</u>
<u>HVAC: Heat Pump</u>	<u>Commercial: \$100 minimum fee for first \$1000 of valuation + \$5.00 for each additional \$1000 or fraction thereof</u>
<u>HVAC: Other</u>	<u>\$100 minimum fee for first \$1000 of valuation + \$5.00 for each additional \$1000 or fraction thereof</u>
<u>Miscellaneous</u>	<u>\$100 minimum fee for first \$1000 of valuation + \$5.00 for each additional \$1000 or fraction thereof</u>
<u>Propane: tank or appliance only with existing piping</u>	<u>\$100</u>
<u>Propane: tank and appliance or new piping</u>	<u>\$200</u>
	<u>Residential: \$175</u>
<u>Solar Panel Array: Roof or Rack Mount</u>	<u>Commercial: \$225</u>
<u>Wood Burning Appliance</u>	<u>\$100</u>
<u>MISCELLANEOUS PERMITS</u>	<u>FEE</u>
<u>Decks (Covered and Uncovered)</u>	<u>Valuation Based</u>
<u>Demolition</u>	<u>\$100</u>
<u>Fence</u>	<u>Valuation Based</u>
<u>Foundation Only</u>	<u>Valuation Based</u>
<u>Ham Radio Tower</u>	<u>Valuation Based</u>
	<u>Residential: \$200</u>
<u>Plumbing Repair</u>	<u>Commercial: Valuation Based</u>
<u>Re-Roof</u>	<u>Valuation Based</u>
<u>Retaining Wall</u>	<u>Valuation Based</u>
<u>Swimming Pool</u>	<u>Valuation Based</u>

BUILDING DIVISION FEE SCHEDULE 310-A
EFFECTIVE JANUARY 1, 2026

<u>FIRE PERMITS</u>	<u>FEE</u>
<u>Alarm</u>	<u>Valuation Based</u>
<u>Construction</u>	<u>Valuation Based</u>
<u>Operational Activity (includes fireworks stands/displays)</u>	<u>\$100</u>
<u>Suppression/Sprinkler</u>	<u>Valuation Based</u>
<u>Fire, Life, Safety Inspection</u>	<u>\$100</u>
<u>SIGN PERMITS</u>	<u>FEE</u>
<u>Sign</u>	<u>Valuation Based</u>
<u>UNDERGROUND STORAGE TANK (UST) PERMITS</u>	<u>FEE</u>
<u>New Placement</u>	<u>Valuation Based</u>
<u>Removal/Decommissioning</u>	<u>Residential: \$100</u> <u>Commercial (up to 250 gallons.): \$100</u> <u>Commercial (>250 gallons.): Valuation Based</u>
<u>ADDRESSING</u>	<u>FEE</u>
Address stake and placard fees <u>Address Assignment</u>	<u>\$100</u>
<u>GIS Technical Fee: applies to all Address Assignment cases</u>	<u>1020% of Address Assignment Fee</u>
<u>Replacement Post and/or Placard</u>	<u>50% Address Assignment Fee</u>
<u>MISCELLANEOUS FEES</u>	<u>FEE</u>
<u>Administrative Fee</u>	<u>\$1040</u>
<ul style="list-style-type: none"> • <u>Assessed on each permit/plan that is applied for</u> • <u>Assessed for each submitted revision that is not in response to a plan review letter</u> 	
<u>Building permit-Permit renewalRenewal</u>	<u>50 percent-% of original-original Building Permit feeFee</u>
Inspection outside of normal business hours	\$75 per hour— minimum charge of 2 hours
<u>Inspection/Site Visit, Reinspection Re-inspection, or an Inspection for Which No Fee is Specifically Indicated</u>	<u>\$75-100 per-per hourhour, minimum 1 hour</u>
Inspections for which no fee is specifically indicated	\$75 per hour
<u>Additional plan review required by changes, additions, deferred submittals or revisions to approved-reviewed plans</u>	<u>Residential: \$75-100 per hour-, minimum 1/2 hour –</u> <u>Commercial: \$125 per hour, minimum 1/2 hour minimum charge of 1/2 hour</u>
Address stake and placard fees	\$100

BUILDING DIVISION FEE SCHEDULE 310-A
EFFECTIVE JANUARY 1, 2026

<u>Appeals</u>	<u>\$400 Administrative Fee Plus</u> <ul style="list-style-type: none">• <u>\$100 if reviewed by the Board of Appeals</u>• <u>\$3500 if reviewed by the Hearing Examiner</u>
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Permit fee includes plan check fees for all projects requiring plan review. Plan check fees shall be 65 percent of the building permit fee and are separate from and in addition to the permit fee. Applicable permits are subject to a State Building Permit Fee in accordance with RCW 19.27.085

Revisions affecting the total valuation on permits whose fees are valuation based will be charged Building Permit Fees and Plan Review Fees based on the difference of valuation, or one hour of Plan Review, whichever is greater.

BUILDING DIVISION VALUATION EQUIVALENCY

FEE SCHEDULE TABLE 310-B

EFFECTIVE JANUARY 1, ~~2025~~ 2026

OCCUPANCY	COST/SF EQUIVALENT PER BUILDING DIVISION SQUARE FOOT CONSTRUCTION COSTS TABLE 310-C
Single Family Dwelling (R3)	\$167.37 R-3, VB
Basements – Unfinished	\$31.50 R-3, VB ^d
Sunrooms – Unheated	\$80.56 50% R-3, VB
<u>Utility Structures - Residential</u>	
<ul style="list-style-type: none"> • Private Garage • Agricultural Barn • Metal/Steel Building • Pole Building 	\$64.85 U, VB
Attic Room Storage - Residential	\$54.72 35% R-3, VB
Agricultural Barn – Storage of Farm Implements/hay	\$64.85
Storage Shed - Residential	\$54.72 85% U, VB
Metal/Steel Building – Residential (garage/shop)	\$64.85
Carport - Residential	\$54.72 85% U, VB
Pole Building – Residential	\$64.85
Covered Porch/Patio	\$43.32 25% R-3, VB
Greenhouse	\$43.32 25% R-3, VB
STRUCTURE TYPE	VALUATION BASIS
Fence	Actual Value
Foundation Only	Actual Value
Ham Radio Tower	Actual Value
Plumbing Repair: Commercial	Actual Value
Re-Roof	Actual Value
Retaining Wall	Actual Value
Swimming Pool	Actual Value
Sign	Actual Value
UST: New Placement	Actual Value
UST: Removal/Decommissioning Commercial >250 gallons	Actual Value
Wireless Communication Facility	Actual Value
FIRE PERMITS	VALUATION BASIS
Alarm	Actual Value
Construction	Actual Value
Suppression/Sprinkler	Actual Value

BUILDING DIVISION VALUATION EQUIVALENCY TABLE 310-B
EFFECTIVE JANUARY 1, 2026

<u>OTHER</u>	<u>VALUATION BASIS</u>
<u>Remodel/Tenant Improvement</u>	<u>Actual Value</u>
<u>Decks:</u>	
<u>Covered</u>	<u>\$43.5225% R-3, VB</u>
<u>30" Above grade</u>	<u>\$15.96</u>
	<u>10% R-3, VB</u>
<u>Manufactured Home</u>	<u>\$760.00 (flat fee)</u>
<u>Remodel/Fence/Sign</u>	<u>Actual Value</u>
<u>Fire Sprinkler System/Fire Alarm System</u>	<u>Actual Value</u>
<u>Mechanical Permits</u>	<u>\$75.00 min fee/first \$1000 + \$5.00 for each additional \$1000 or fraction thereof</u>
<u>Foundation Only</u>	<u>\$51.68/LF Actual Value</u>
<u>MISCELLANEOUS</u>	<u>FEE</u>
<u>Plumbing Only</u>	<u>\$228.00</u>
<u>Wood Stove/Pellet Stove/Propane Tank (only)/Propane Appliance (only)</u>	<u>\$114.00</u>
<u>Propane Tank & Appliance</u>	<u>\$190.00</u>
<u>Demolition Permit</u>	<u>\$114.00</u>
<u>Tank Removal Permit</u>	<u>\$114.00</u>
<u>Solar Panel Array—Roof or Rack Mount</u>	<u>\$228.00</u>

BUILDING DIVISION SQUARE FOOT CONSTRUCTION COSTS TABLE 310-C
EFFECTIVE JANUARY 1, 2026
(Derived from ICC August 2025 Building Valuation Data) (a, b, c)

Group	(2024 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters with stage	340.83	328.70	319.00	306.43	286.33	278.03	295.95	266.82	256.61
		333.98	322.10	312.59	300.28	280.58	272.46	290.01	261.47	251.46
A-1	Assembly, theaters without stage	312.91	300.78	291.08	278.51	258.66	250.36	268.03	239.14	228.94
		306.63	294.75	285.24	272.92	253.47	245.34	262.66	234.35	224.35
A-2	Assembly, nightclubs	272.09	264.11	255.82	246.06	230.47	224.21	237.62	209.58	201.63
		264.07	256.33	248.28	238.82	223.96	217.61	230.62	203.42	195.71
A-2	Assembly, restaurants, bars, banquet halls	271.09	263.11	253.82	245.06	228.47	223.21	236.62	207.58	200.63
		263.07	255.33	246.28	237.82	221.69	216.61	229.62	201.42	194.71
A-3	Assembly, churches	317.60	305.47	295.77	283.20	263.47	255.18	272.73	243.96	233.75
		311.21	299.32	289.82	277.50	258.18	250.05	267.24	239.06	229.06
A-3	Assembly, general, community halls, libraries, museums	266.72	254.59	243.89	232.31	211.46	204.17	221.84	191.95	182.74
		261.35	249.47	238.96	227.64	207.19	200.06	217.38	188.07	179.07
A-4	Assembly, arenas	311.91	299.78	289.08	277.51	256.66	249.36	267.03	237.14	227.94
		305.63	293.75	283.24	271.92	251.47	244.34	261.66	232.35	223.35
B	Business	301.40	290.70	280.27	268.41	245.13	236.39	258.10	219.07	209.02
		292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
E	Educational	290.11	279.78	270.34	258.97	240.45	228.20	250.06	210.46	203.65
		279.20	269.50	260.98	250.17	233.48	221.55	241.57	204.55	198.00
F-1	Factory & industrial, moderate hazard	165.82	157.82	147.89	142.31	126.72	120.56	135.68	105.08	97.84
		162.52	154.68	144.93	139.48	124.19	118.17	132.99	102.98	95.90
F-2	Factory & industrial, low hazard	164.82	156.82	147.89	141.31	126.72	119.56	134.68	105.08	96.84
		161.52	153.68	144.93	138.48	124.19	117.17	131.99	102.98	94.90
H-1	High Hazard, explosives	154.69	146.69	137.76	131.18	116.91	109.75	124.55	95.27	
		151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	N.P.
H-234	High Hazard	154.69	146.69	137.76	131.18	116.91	109.75	124.55	95.27	87.03
		151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	85.33
H-5	HPM	301.40	290.70	280.27	268.41	245.13	236.39	258.10	219.07	209.02
		292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
I-1	Institutional, supervised environment	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52
		264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2	Institutional, hospitals	473.85	463.15	452.71	440.86	415.54		430.54	389.49	
		459.84	449.45	439.33	427.82	403.26	N.P.	417.81	377.98	N.P.

BUILDING DIVISION SQUARE FOOT CONSTRUCTION COSTS TABLE 310-C

EFFECTIVE JANUARY 1, 2026

(Derived from ICC August 2025 Building Valuation Data) (a, b, c)

I-2	Institutional, nursing homes	<u>326.90</u>	<u>316.19</u>	<u>305.76</u>	<u>293.90</u>	<u>272.12</u>		<u>283.59</u>	<u>246.07</u>	
		<u>319.21</u>	<u>306.86</u>	<u>296.74</u>	<u>285.23</u>	<u>264.10</u>	N.P.	<u>275.22</u>	<u>238.82</u>	N.P.
I-3	Institutional, restrained	<u>318.07</u>	<u>307.36</u>	<u>296.93</u>	<u>285.07</u>	<u>264.31</u>	<u>254.57</u>	<u>274.76</u>	<u>258.10</u>	<u>226.20</u>
		<u>341.48</u>	<u>331.09</u>	<u>320.97</u>	<u>309.46</u>	<u>288.34</u>	<u>278.89</u>	<u>299.46</u>	<u>263.05</u>	<u>251.33</u>
I-4	Institutional, day care facilities	<u>277.74</u>	<u>267.79</u>	<u>258.23</u>	<u>248.47</u>	<u>227.43</u>	<u>221.32</u>	<u>247.95</u>	<u>204.83</u>	<u>197.52</u>
		<u>264.93</u>	<u>255.57</u>	<u>246.84</u>	<u>238.11</u>	<u>217.64</u>	<u>211.63</u>	<u>238.15</u>	<u>195.82</u>	<u>189.67</u>
M	Mercantile	<u>203.08</u>	<u>195.10</u>	<u>185.80</u>	<u>177.05</u>	<u>161.11</u>	<u>155.85</u>	<u>168.60</u>	<u>140.22</u>	<u>133.27</u>
		<u>197.08</u>	<u>189.34</u>	<u>177.79</u>	<u>171.82</u>	<u>156.33</u>	<u>151.25</u>	<u>163.63</u>	<u>136.06</u>	<u>129.35</u>
R-1	Residential, hotels	<u>280.94</u>	<u>270.99</u>	<u>261.43</u>	<u>251.67</u>	<u>230.13</u>	<u>224.02</u>	<u>251.15</u>	<u>207.53</u>	<u>200.22</u>
		<u>267.42</u>	<u>258.06</u>	<u>249.33</u>	<u>240.60</u>	<u>220.62</u>	<u>214.60</u>	<u>240.64</u>	<u>198.79</u>	<u>192.64</u>
R-2	Residential, multiple family	<u>234.59</u>	<u>224.64</u>	<u>215.08</u>	<u>205.32</u>	<u>185.03</u>	<u>178.92</u>	<u>204.80</u>	<u>162.43</u>	<u>155.12</u>
		<u>223.61</u>	<u>214.25</u>	<u>205.52</u>	<u>196.79</u>	<u>177.77</u>	<u>171.76</u>	<u>196.82</u>	<u>155.95</u>	<u>149.80</u>
R-3	Residential, one- and two-family ^d	<u>218.08</u>	<u>212.28</u>	<u>207.18</u>	<u>202.76</u>	<u>195.98</u>	<u>189.00</u>	<u>206.85</u>	<u>182.23</u>	<u>170.80</u>
		<u>211.77</u>	<u>205.84</u>	<u>200.99</u>	<u>197.13</u>	<u>190.36</u>	<u>183.32</u>	<u>193.75</u>	<u>177.67</u>	<u>167.37</u>
R-4	Residential, care/assisted living facilities	<u>277.74</u>	<u>267.79</u>	<u>258.23</u>	<u>248.47</u>	<u>227.43</u>	<u>221.32</u>	<u>247.95</u>	<u>204.83</u>	<u>197.52</u>
		<u>264.93</u>	<u>255.57</u>	<u>246.84</u>	<u>238.11</u>	<u>217.64</u>	<u>211.63</u>	<u>238.15</u>	<u>195.82</u>	<u>189.67</u>
S-1	Storage, moderate hazard	<u>153.69</u>	<u>145.69</u>	<u>135.76</u>	<u>130.18</u>	<u>114.91</u>	<u>108.75</u>	<u>123.55</u>	<u>93.27</u>	<u>86.03</u>
		<u>150.65</u>	<u>142.81</u>	<u>133.05</u>	<u>127.61</u>	<u>112.61</u>	<u>106.60</u>	<u>121.11</u>	<u>91.40</u>	<u>84.33</u>
S-2	Storage, low hazard	<u>152.69</u>	<u>144.69</u>	<u>135.76</u>	<u>129.18</u>	<u>114.91</u>	<u>107.75</u>	<u>122.55</u>	<u>93.27</u>	<u>85.03</u>
		<u>149.65</u>	<u>141.81</u>	<u>133.05</u>	<u>126.61</u>	<u>112.61</u>	<u>105.60</u>	<u>120.11</u>	<u>91.40</u>	<u>83.33</u>
U	Utility, miscellaneous	<u>122.65</u>	<u>115.66</u>	<u>107.12</u>	<u>102.79</u>	<u>91.57</u>	<u>85.78</u>	<u>97.87</u>	<u>72.88</u>	<u>69.64</u>
		<u>115.27</u>	<u>108.48</u>	<u>100.93</u>	<u>96.59</u>	<u>86.02</u>	<u>80.36</u>	<u>91.94</u>	<u>68.09</u>	<u>64.85</u>

- a. Private Garages use (Utility, miscellaneous)
- b. For shell only buildings, deduct 20 percent.
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.