RESOLUTION NO. 12-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, AMENDING THE DEVELOPMENT AND PERMIT FEES, ADMINISTRATIVE FEES, AND TRANSPORTATION IMPACT FEES FOR 2013.

WHEREAS, certain sections of the Covington Municipal Code authorize the city to charge a fee for services; and

WHEREAS, the Council has established a 100% cost recovery policy for land use, development, and building permits; and

WHEREAS, the Council desires to maintain administrative fees for certain products and services; and

WHEREAS, the Council desires to maintain transportation impact fees to fund capital improvements; and

WHEREAS, the Council desires to modify the fee resolution to amend specific fees to reflect the actual time and cost of providing these services and to make other minor changes to the fee resolution; and

WHEREAS, the Council desires to apply a 2.67% cost of living adjustment to the 2013 development and permit fees, administrative fees, and transportation impact fees; and

WHEREAS, the 2.67% cost of living adjustment is based on the CPI.-W Seattle-Tacoma June to June Index published by the Bureau of Labor Statistics for the period 2011-2012; and

WHEREAS, the individual valuation tables for clearing and grading, construction and maintenance inspections, building permits, and fire fees were adjusted to correct the calculations and modified to account for review costs. The CPI was not applied to the valuation tables because the CPI will be reflected in the labor, materials, and contractor's time and profit (cost of the project), which is used to determine valuation.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Adoption of Fees. Effective January 1, 2013, the city's development and permit fees, administrative fees, and transportation impact fees are hereby amended and adopted in the form as attached hereto as Exhibit "A" an Exhibit "B", incorporated fully herein by this reference as if fully set forth.

Section 2. Fee Waiver. The city manager shall have the right to waive a fee if deemed in the best interest of the city.

PASSED in open and regular session on this 13th day of November 2012.

MAYOR MARGARET HARTO

ATTESTED:

Sharon Scott, City Clerk

APPROVED AS TO FORM:

Sara Springer, City Attorney

EXHIBIT A

DEVELOPMENT AND PERMIT CHARGES

I. DEVELOPMENT FEES

A. Integrated Traffic Concurrency Modeling and Reports

1. Integrated Traffic Concurrency Modeling & Traffic Analysis Reports	See Schedule A	CMC 12.100.090
2. Request for Extension of Concurrency and Traffic Report Approval	$~~392~~402	
3. Request for an individually-determined transportation impact fee.	$408	CMC 12.105.050(5)
PLUS consultant costs	Billed separately	

B. Pre-application Conferences/Use Determinations

1. Pre-application conference	$~~708~~ 726	CMC 14.30.030(1)
2. Downtown permitted use determination	$~~659~~ 677	CMC 18.31.085

C. Residential Land Development

1. Short Subdivisions		
a. Preliminary application review fees	$~~12,882~~ 11,594	CMC 17.20.010
b. Request for extension	$~~295~~ 266	CMC 17.20.040
c. Final short plat	$~~6,235~~ 5,761	CMC 17.25.030
d. Alteration to recorded short plat	$~~1,766~~ 1,632	CMC 17.25.080
e. Vacation of short plat	$~~824~~ 761	CMC 17.25.090
f. Affidavit of correction	$~~527~~ 487	CMC 17.15.120(5)
2. Subdivisions		
a. Preliminary application review fees	$~~28,346~~ 26,193	CMC 17.20.010
PLUS per lot fee	$~~325~~ 300	
b. Major revision to approved preliminary subdivision	$~~7,411~~ 6,848	CMC 17.20.030
c. Request for extension	$~~295~~ 273	CMC 17.20.020
d. Final subdivision		
(i) Final subdivision fee	$~~10,586~~ 9,782	CMC 17.25.030
PLUS per lot fee	$~~90~~ 83	
(ii) Subdivision alteration	$~~2,353~~ 2,174	CMC 17.25.070(1)
e. Vacation of plat	$~~824~~ 761	CMC 17.25.090
f. Affidavit of correction	$~~527~~ 487	CMC 17.15.120(5)

D. Commercial Development

1. Commercial Site Dev. Permit (includes multifamily)	$~~12,350~~ 12,680	CMC 18.110.010(2)
2. Binding Site Plan		
a. Binding site plan	$~~12,939~~ 13,284	CMC 17.30.020
b. Binding site plan, in conjunction with commercial site development permit	$~~1,054~~1082	CMC 17.30.020
c. Alteration of binding site plan	$~~12,939~~ 13,284	CMC 17.30.040
d. Vacation of binding site plan	$~~12,939~~ 13,284	CMC 17.30.050
3. Condominium Survey Map Review	$~~1,054~~ 1,082	CMC 17.35.010
E. Boundary Line Adjustment		
Request for boundary line adjustment	$~~884~~908	CMC 17.40.010

F. Environmental Review		
1. State Environmental Policy Act (SEPA) Review		CMC 16.10.260(1)
a. Environmental checklist & Threshold Determination	$~~942~~ 1,088	
b. Determinattion of Significance (DS)Threshold determination	$5,440	
~~(i) MDNS~~	~~$4,941~~	
~~(ii) DS~~	~~$4,941~~	
PLUS hourly fee to review EIS (Required when review exceeds 40 staff hours)	$136/hr	
c. ~~(ii) SEPA re-review~~SEPA Threshold Determination Amendment	$~~5,058~~680	
2. Critical Area Review Fees		
a. Reviews associated with single-family residential building permits, shoreline permits, ~~individual short subdivision~~, boundary line adjustments, right-of-way permits, variances, and individual grading permits (Level 1 Report)	$~~884~~ 908	CMC 18.65.100(1)
b. Reviews associated with commercial and/or multifamily building permits, commercial site development, ~~grading permits,~~ subdivisions, short subdivisions, rezones, ~~variances~~, and conditional use permits (Level 1 Report), to be collected as follows:		CMC 18.65.100(1)
(i) at time of application	$~~2,058~~ 2,113	
(ii) at time of engineering review	$~~1,029~~ 1,056	
(iii) at commencement of monitoring	$~~1,971~~ 2,024	
c. If Level 2, 3, or 4 critical area report required	Same fees as in (b) above	CMC 18.65.100(1)

PLUS hourly fee	$~~132~~136/hr	
e. Critical area exceptions/reasonable use	$~~2,455~~ 2,521	CMC 18.65.070(4)
Flood Damage Prevention Variance	$~~1,054~~ 1,082	CMC 16.15.180(1)
3.		

G. Parking Demand/Trip Reduction

1. Parking Management Plan Review Fee	$~~264.00~~271	CMC 18.31.110(6)
2. Commute Trip Reduction		CMC 12.90.050
a. Program review	$~~132~~136/hr	
b. Request for extension	$~~132~~136/hr	
c. Request for modification	$~~132~~136/hr	

H. Engineering Review

1. Engineering Plan Review Fees		CMC 17.15.145(3)
a. Short subdivision		
(i) Base fee	$~~8,177~~ 8,395	
(ii) Resubmittal or revision, each occurrence		
Base fee	$~~132~~136	
PLUS hourly fee	$~~132~~136/hr	
b. Subdivision		
(i) Application plan review		
Base fee	$~~7,800~~ 8,008	
PLUS per lot fee	$~~61~~63	
(ii) Resubmittal or revision, each occurrence		
Base fee	$~~132~~136	
PLUS hourly fee	$~~132~~136/hr	
c. Commercial/multifamily		CMC 18.110.030(b)
(i) Base fee	$~~5,294~~ 5,435	
(ii) Resubmittal or revision, each occurrence		
Base fee	$~~132~~136	
PLUS hourly fee	$~~132~~136/hr	
2. Engineering Design Review		
a. Design and Construction Standards design deviation (Type 1)	$~~395~~406	CMC 12.60.050 (Standards 1.08G)
b. Design and Construction Standards design variance (Type 2)	$~~659~~677	CMC 12.60.050 (Standards 1.08)
3. Drainage Review Fees		
a. Drainage plan review	$~~132~~136/hr	CMC 13.25.040(3)
b. Stormwater Manual design deviation (Type 1)	$~~395~~406	CMC 13.25.050(1) (Standards 1.08G)
c. Stormwater Manual design variance (Type	$~~772~~793~~.00~~	CMC 13.25.050(6, 7)

2).....

I. Clearing and Grading

1. Clearing & Grading Permit Plan Review Fees CMC 18.60.035~~(1)~~

a. ~~Permit plan review~~The Clearing and Grading fee shall be calculated by adding the applicable amounts from Clearing and Grading Fee Tables.

~~The plan review fee shall be calculated by adding the applicable amounts from Tables 1 and 2, provided the maximum plan review fee shall not exceed **$69,286**~~.

Clearing Fee Table

Clearing Area (ac)		Fee		+ Per/1 ac
Min	Max	Min	Max	over Min
0	1	680.00	680.00	-
1	10	680.00	1,112.00	48.00
10	40	1,112.00	2,072.00	32.00
40	120	2,072.00	3,352.00	16.00
120	-	3,352.00	-	3.00

Grading Fee Table

Grading Volume (cy)		Fee		+ Per/100 cy
Min	Max	Min	Max	over Min
0	50	408.00	408.00	-
50	100	408.00	432.00	48.00
100	1,000	432.00	720.00	32.00
1,000	10,000	720.00	2,160.00	16.00
10,000	100,000	2,160.00	4,860.00	3.00
100,000	-	4,860.00	-	0.30

~~Table 1~~

~~Volume (yd³)~~	~~Base~~	~~PLUS, per 100 yd³ (For Total)~~
~~0 - 500~~	~~$0~~	~~$38~~
~~501 - 3,000~~	~~$70~~	~~$52~~
~~3,001 - 10,000~~	~~$429~~	~~$35~~
~~10,001 - 20,000~~	~~$2,713~~	~~$13~~
~~20,001 - 40,000~~	~~$4,172~~	~~$8~~
~~40,001 - 80,000~~	~~$4,522~~	~~$7~~
~~Over 80,000~~	~~$5,327~~	~~$6~~

~~Table 2~~

~~Disturbed Area~~	~~Base~~	~~PLUS, per acre~~

~~(acres)~~		~~(For Total)~~
~~Up to 1 Acre~~	~~$222~~	~~$1,033~~
~~1.1 to 10 Acres~~	~~$481~~	~~$774~~
~~10.1 to 40 Acres~~	~~$3,663~~	~~$457~~
~~40.1 to 120 Acres~~	~~$12,663~~	~~$219~~
~~120.1 to 360 Acres~~	~~$28,815~~	~~$87~~
~~360.1 Acres and more~~	~~$31,269~~	~~$48~~

b. Plan revision fee

(i) Base fee, each occurrence ..... $~~471~~403

PLUS hourly fee..... $~~132~~136/hr

~~(ii) SEPA re-review ..... $5,058~~

2. Grading Permit Fee Reductions CMC 18.60.035(3)

~~a. Grading permit fee reduction for projects completed within one year ..... 40%~~

b. Grading ~~permit~~ fee reduction for projects reviewed in conjunction with building permits, subdivisions~~,~~ or short subdivisions ~~or planned unit developments~~ ..... ~~50~~30%

3. Tree Removal and Clearing Fees

a. Minor tree removal ..... $~~262~~269 CMC 18.45.060(6)

b. Major tree clearing ..... $~~787~~808 CMC 18.45.060(6)

J. Construction Inspection

1. Construction and Maintenance Inspection Fee Table CMC 17.15.145(4)

Bond Quantity Worksheet		Fee		+ Per/1,000
Min	Max	Min	Max	over BQW Min
$0	$100,000	$5,168.00	$9,248.00	$40.80
$100,000	$500,000	$9,248.00	$22,848.00	$34.00
$500,000	$1,000,000	$22,848.00	$36,448.00	$27.20
$1,000,000	+	$36,448.00	-	$20.40

~~Bond Quantities Worksheet Amount~~	~~Fee~~	~~PLUS, per each $1,000 assured~~
~~$0 - $30,000~~	~~$41~~	~~$213~~
~~$30,001 - $120,000~~	~~$5,410~~	~~$90~~
~~More than $120,001~~	~~$11,762~~	~~$39~~

~~2. Annual Inspections ..... $132/hr~~ CMC 17.15.145(4)

~~3. Supplemental Inspection, base fee ..... $341~~ CMC 17.15.145(4)

~~**PLUS** hourly fee..... $132/hr~~

4. Landscape Installation Inspection & Bond Release $~~341~~408 CMC 18.40.150(4)
.....

~~5. Landscape Maintenance Bond Release Inspection.....~~	~~$341~~	CMC 18.40.150(4)
6. Request for Extension of Performance Guarantee	$~~263~~270	CMC 18.40.150(4)
7. Inspection outside of business hours - Weekdays, Billed at 2 hour minimum	$~~132~~136/hr	
8. Inspection on weekends/holidays ~~-~~ Billed at 4 hour minimum	$~~132~~136/hr	

K. Re-inspections and Missed Appointments (Construction, Planning, Engineering, Fire)

Re-inspection fees will be assessed at **$~~132~~ 136 per occurrence** when an inspection has been requested or is required and (1) the previous inspection correction items are not complete, and/or (2) access to the site is not provided, and/or (3) approved plans are not on-site.

~~L. Maintenance Bond Fees~~

~~Bond/Assurance Amount~~	~~Fee~~	~~PLUS, per each $1,000 assured~~
~~$0 - $30,000~~	~~$707~~	~~$25~~
~~$30,001 - $120,000~~	~~$1,178~~	~~$12~~
~~More than $120,001~~	~~$1,766~~	~~$8~~

~~M~~L. Latecomers' Agreements

1. Application Fee — CMC 13.45.020(1)
   a. Latecomer's costs $20,000 or less ..... $~~546~~561
   b. Latecomer's costs $20,001 - $100,000 ..... $~~1,093~~ 1,122
   c. Latecomer's costs more than $100,000. $~~2,186~~ 2,244
2. Review by City Engineer; 4-hour deposit required.... $~~132~~136/hr — CMC 13.45.020(2)
3. Processing Fee ..... $~~132~~136 — CMC 13.45.050(6)
4. Segregation Processing Fee ..... $~~132~~136 — CMC 13.45.060(1)

~~N~~M. Shoreline Management Fees

1. Substantial Development Permit — CMC 16.05.050

a.

Total Cost of Proposed Development	Fee
$5,001 - 10,000	$~~1,609~~ 1,652
$10,001 - 100,000	$~~3,217~~ 3,303
$100,001 - 500,000	$~~8,039~~ 8,254
$500,001 - 1,000,000	$~~12,056~~ 12,378

More than $1,000,000	$~~16,072~~ 16,501

b. Single-family Joint-Use Dock ..... $~~3,529~~ 3,623

2. Shoreline Conditional Use Permit ..... $~~12,350~~ 12,680

3. Shoreline Variance

Up to $10,000 project value ..... $~~3,647~~ 3,744

Over $10,000 project value ..... $~~9,646~~ 9,904

4. Shoreline Environment Redefinition

Base fee ..... $~~18,133~~ 18,617

PLUS per shoreline lineal foot..... $~~37~~38

Maximum charge ..... $~~67,992~~ 69,807

5. Shoreline Exemption ..... $~~414~~425

6. Supplemental Fees

a. Request for extension, calculated as % of original permit 20%

b. Revision, as % of original permit 20%

c. Surcharge when public hearing required, as % of original permit 12%

Minimum charge ..... $~~3,764~~ 3,864

d. Compliance investigation not to exceed cost of permit (including travel time) ..... $~~132~~136/hr

~~O~~N. Administrative Fees

1. Administrative fee for school impact fees, per residential unit ..... $~~80~~68 — CMC 18.120.030(1)

2. Administrative fee for development permits subject to transportation impact fees, per lot..... $~~80~~68 — CMC 12.105.070(3)

3. ~~Administrative fee for development permits subject to individually-determined transportation impact fees, per development ...~~ ~~$403~~ — ~~CMC 12.105.050(5)~~

~~P~~O. Consultant Pass-Through Fees

In the review of a land-use permit application, including but not limited to environmental (SEPA) review, the City may determine that such review requires the retention of professional consultant services. In addition to the above development fees that an applicant is required to submit, the applicant shall also be responsible for reimbursing the City for the cost of professional consultant services if the City determines that such services are necessary to complete its review of the application submittal. The City may also require the applicant to deposit an amount with the City which is estimated, at the discretion of the Community Development Director, to be sufficient to cover anticipated costs of retaining professional consultant services and ensure reimbursement to the City for such costs. (CMC 14.30.040(6))

1. Consultant costs	Actual costs
2. Administrative fee	10% of actual consultant costs

(SCHEDULE A)

ZONING AND LAND USE FEES

II. ZONING AND LAND USE FEES

A. Zoning Fees

1.	Annexation Petitions and Election Requests[2]		
	Base Fee	$~~12,812~~ 13,154	
	PLUS per acre	$~~77~~79	
2.	Comprehensive Plan Amendment (includes $500 non-refundable docketing fee)	$~~3,825~~3,927	CMC 14.25.020(2)
	PLUS consultant costs if accepted by Planning Commission	Billed separately	
3.	Development Regulation Amendment (includes $500 non-refundable docketing fee)	$~~3,278~~3,366	
	PLUS consultant costs if accepted by Planning Commission	Billed separately	
4.	Land Use Written Determination/Certification[1]		
	Type 1 decision letter	$~~414~~425	Multiple cites

1. Some written determinations may require additional consultant pass-through costs as authorized by the Covington Municipal Code.
2. Fee does not include any costs associated with development of Sub-Area Plans and development regulations.

B. Conditional Use Permits

1.	Conditional Use Permit (CUP)		CMC 18.125.020
	a. CUP (stand alone permit)	$~~10,125~~ 10,395	
	b. CUP w/ Commercial Site Development	$~~2,881~~2,958	
	c. Amendment to CUP	$~~3,540~~3,635	

C. Temporary Use/Re Use of a facility

1.	Temporary Use Permit	$~~263~~270	CMC 18.85.100
2.	Re-use of Closed Public School Facilities	$~~1,761~~1,808	CMC 18.85.220

D. Zoning Variance/Downtown Design Departure/Appeals

1.	Zoning Variance (Type 3)	$~~8,881~~6,800	CMC 18.125.030
2.	Design Departure from the *City of Covington Design Guidelines and Standards*	$~~263~~270	CMC 18.31.050
3.	Appeals to Hearing Examiner	$~~619~~636	CMC 14.35.110(1)

E.	Sign Permits		
1.	Sign Permits		CMC 18.55.050(1)
	a. Freestanding sign, each	$~~590~~606	
	b. Wall-mounted signs (up to 3)	$~~590~~606	
	Additional per sign over 3 signs	$~~132~~136	
	c. Temporary sign	$~~132~~136	
2..	Sign Variance	$~~8,881~~6,800	CMC 18.55.090

F.	Wireless Communications Facilities		
1.	Wireless Communications Facilities (WCF)		CMC 18.70
	a. WCF - Type 1.....	$~~396~~407	
	b. WCF - Type 2 Administrative	$~~1,452~~1,491	
	c. WCF - Type 3- New WCF Tower or Height Waiver.....	$~~1,904~~1,955	

G.	Multifamily Tax Exemption Fees		
1.	Multifamily property tax exemption application	$~~760~~780	CMC 3.80
2.	Amendment of approved contract.....	$~~528~~542	
3.	Extension time for the conditional tax exempt certificate.....	$~~264~~271	
4.	Application for final certificate of tax exemption [1].....	$~~760~~780	

1. If approved a $150 processing fee for filing with King County Department of Records and Elections will be required.

H.	Other services	$~~132~~136/hr

III. RIGHT-OF-WAY FEES

A. Right-of-Way Use Permit[1]		CMC 12.35.040
Up to 300 lineal feet	$~~421~~432	
Over 300 lineal feet	$~~664~~682	
PLUS $2.00 per foot over 300 lineal feet		
B. Right-of-Way Use Permit Extension		CMC 12.35.050(4)
Up to 300 lineal feet	$~~421~~432	
Over 300 lineal feet	$~~664~~682	
PLUS $2.00 per foot over 300 lineal feet		
C. Right-of-Way Use - Non-Construction (e.g. parade, block party, oversize load, etc.)	$~~132~~136	CMC 12.35.040
D. Right-of-Way Construction Permit (Franchised Utility)		CMC 12.65.040(1)
Up to 300 lineal feet	$~~421~~432	
Over 300 lineal feet	$~~664~~682	
PLUS $2.00 per foot over 300 lineal feet		
E. Right-of-Way Placement Permit (Non-franchised Utility)		CMC 12.67.050(5)
Up to 300 lineal feet	$~~421~~432	
Over 300 lineal feet	$~~664~~682	
PLUS $2.00 per foot over 300 lineal feet		
F. Right-of-Way Use Permit - Aerial Work		
Base fee (non-construction)	$~~132~~136	
Per pole fee	$~~132~~136	
G. ROW Use Permit - Aerial & Pole Replacement		
Base fee (construction)	$~~421~~432	
Per pole fee	$~~263~~270	
H. Failure to Call In Job Start	$~~132~~136	
I. Petition for Vacation of Right-of-Way	$~~947~~972	CMC 12.55.070
PLUS pass-through consultant costs	Billed separately	
J. Limited Special Permit to Exceed Bridge Load Limit.	$~~132~~136/hr	CMC 12.20.020

1 The fee is applicable to a request for the relocation of an existing driveway.

IV. BUILDING FEES

A. Building Code Fees

CMC 15.05.060

1. Building Permit Fee Table

Project Value	Fee
$1 - $500	$~~30~~35
$500 - $2,000	$~~30~~ 35 for first $500, plus **$7** per each addt'l $100 or fraction thereof up to and including $2,000
$2,001 - $25,000	$~~101~~ 140 for first $2,000, plus $~~20~~ 17 per each addt'l $1,000 or fraction thereof up to and including $25,000
$25,001 - $50,000	$~~506~~ 531 for first $25,000, plus $~~15~~ 14 per each addt'l $1,000 or fraction thereof, up to and including $50,000
$50,001 - $100,000	$~~858~~ 881 for first $50,000, plus **$13** per each addt'l $1,000 or fraction thereof, up to and including $100,000
$100,001 - $500,000	$~~1,448~~1531 for first $100,000, plus $~~14~~ 13per each addt'l $1,000 or fraction thereof, up to and including $500,000
$500,001 - $1,000,000	$~~6,622~~6,731 for first $500,000, plus $~~10~~ 9 per each addt'l $1,000 or fraction thereof, up to and including $1,000,000
More than $1,000,001	$~~10,739~~11,231 for first $1,000,000, plus **$9** per each addt'l $1,000 or fraction thereof

2. Other Inspections and Fees
   a. Inspections outside of normal business hours
      Base fee ..... $~~263~~270
      PLUS hourly rate beyond two hours ..... $~~132~~136/hr
   b. Reinspection fees assessed per IBC 305.8 .... $~~132~~136/hr
   c. Other inspections ..... $~~132~~136/hr
   d. Additional plan review ..... $~~132~~136/hr
   e. Plan review and/or inspection by outside consultants ..... Actual costs

3. Building Permit Plan Review (due at time of application) ..... 65% of building permit fee

4. Misc. Single-Family Residential Building Permit Fees
   a. Re-roofs ..... $~~192~~197
   b. Manufactured home placement, per unit ... $~~192~~197
   c. Fences over 6 feet tall ..... Valuation-based
   d. Demolition, per structure ..... $~~254~~261
   e. Permit Extension Request..... $~~132~~136
5. Misc. Commercial Building Permit Fees
   a. Permit Extension Request..... $~~132~~136
   b. Temporary Certificate of Occupancy..... $~~264~~271

B. Mechanical Permit Fees

CMC 15.05.060

1. Permit Issuance ..... $~~37~~38
2. Supplemental Permit Issuance $15

3.

Mechanical Unit Fee Schedule	
a. Furnace	$~~22~~23
b. Furnace over 100,000 Btu/h (29.3 kw)	$~~25~~26
c. Floor furnace	$~~22~~23
d. Unit heater	$~~22~~23
e. Appliance vent	$12
f. Boiler or compressor up to 3 hp, or absorption system up to 100,000 Btu/h	$~~21~~22
g. Boiler or compressor over 3 up to 15 hp, or absorption system 100,001-500,000 Btu/h	$~~35~~36
h. Boiler or compressor over 15 up to 30 hp, or absorption system 500,001-1,000,000 Btu/h	$~~50~~51
i. Boiler or compressor over 30 up to 50 hp, or absorption system 1,000,001-1,750,000 Btu/h	$~~70~~72
j. Boiler or compressor over 50 hp, or absorption system over 1,750,000 Btu/h	$~~116~~119
k. Air-handling unit up to 10,000 cfm	$15
l. Air-handling unit over 10,000 cfm	$~~25~~26
m. Evaporative cooler	$15
n. Ventilation fan	$12
o. Mechanical hood	$15
p. Domestic-type incinerator	$~~25~~26
q. Commercial or industrial-type incinerator	$~~21~~22
r. Miscellaneous appliance	$15
s. Gas piping system, 1-5 outlets	$10
t. Additional outlet exceeding 5, each	$6
u. Hazardous process piping system (HPP), 1-4 outlets	$10
v. Hazardous process piping system (HPP), 5 or more outlets, each	$6
w. Nonhazardous process piping system (NPP), 1-4 outlets	$7
x. Nonhazardous process piping system (HPP), 5 or more outlets, each	$~~0.69~~1

4. Commercial Mechanical Permit Plan Review..... 65% of mechanical permit fee

C. Plumbing Permit Fees

CMC 15.05.060

1. Permit Issuance ..... $~~37~~38
2. Supplemental Permit Issuance $15
3. Plumbing Unit Fee Schedule

a.	One trap or a set of fixtures on one trap	$12
b.	Building sewer and each trailer park sewer	$~~22~~23
c.	Rainwater systems, per drain (inside building)	$12
d.	Cesspool (where permitted)	$~~33~~34
e.	Private sewage disposal system	$~~52~~53
f.	Water heater and/or vent	$12
g.	Gas-piping system, 1-5 outlets	$10
h.	Additional outlet exceeding 5, each	$6
i.	Industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture trap	$12
j.	Installation or alteration of drainage or vent piping and/or water treating equipment, each	$12
k.	Repair or alteration of drainage or vent piping, each fixture	$12
l.	Lawn sprinkler system on any one meter including backflow protection devices	$12
m.	Atmospheric-type vacuum breakers, 1-5	$10
n.	Additional breakers exceeding 5, each	$6
o.	Backflow device other than atmospheric-type vacuum breakers, 2-inch or smaller	$12
p.	Backflow device other than atmospheric-type vacuum breakers, over 2 inches	$~~22~~23
q.	Graywater system	$~~52~~53
r.	Initial installation and testing for reclaimed water system*	$~~39~~40
s.	Annual cross-connection testing of reclaimed water system (excluding initial test)*	$~~39~~40
t.	Medical gas piping system serving 1-5 inlets/outlets for a specific gas	$~~65~~67
u.	Additional medical gas inlets/outlets, each	$10

*Additional hourly rate may apply to complex systems

4. Commercial Plumbing Permit Plan Review ..... 65% of total plumbing permit fee

V. FIRE FEES

A. Fire Permit Fee Table

CMC 15.20.010

Project Value	Fee
$1 - $500	**$198**
$501 - $2,000	**$198** for first $501, plus **$7** per each addt'l $100 or fraction thereof up to and including $2,000
$2,001 - $25,000	**$303** for first $2,001, plus **$3** per each addt'l $1,000 or fraction thereof up to and including $25,000
$25,001 - $50,000	**$372** for first $25,001, plus **$8** per each addt'l $1,000 or fraction thereof, up to and including $50,000
$50,001 - $100,000	**$572** for first $50,001, plus **$6** per each addt'l $1,000 or fraction thereof, up to and including $100,000
$100,001 - $500,000	**$872** for first $100,000, plus **$4**per each addt'l $1,000 or fraction thereof, up to and including $500,000
$500,001 - up	**$1032** for first $500,000, plus **$4** per each addt'l $1,000 or fraction thereof

B. Fire Code Construction Permit

CMC 15.20.010

1. Plan Review Fee (due at application) ..... 65% of fire permit fee
2. Permit Fee (due at issuance)..... See fire permit fee table
3. Commercial Tanks
   a. 1st tank ..... $~~264~~271
   b. Additional tanks ..... $~~264~~271
4. Residential Tanks
   a. 1st tank ..... $~~264~~271
   b. Additional tanks ..... $~~132~~136
5. Residential tank removal/fill..... $~~198~~203
6. Commercial tank removal/fill ..... $~~264~~271
7. Residential Emergency Generator ..... $~~264~~271
8. Commercial Emergency Generator ..... $~~528~~542
9. Hazardous Materials ..... $~~132~~ 136/hr
10. Permit extensions or approvals
    a. Single-family residential ..... $~~158~~162
    b. Final and correction inspections ..... $~~254~~261
    c. Full fire inspection ..... 20% of original permit fee

C. Building and Land Use Plan Review

CMC 15.20.010

1. Commercial Building Permit.....
   0-10,000 sq. ft. ..... $~~528~~542
   10,001 - 50,000 sq. ft. ..... $~~1452~~1,491
   50,001 sq. ft. and up..... $~~1980~~2,033
2. Multi-Family Building Permit ..... 5% of building permit fee
3. Single-family Permit..... 5% of building permit fee
4. Subdivisions (at preliminary plat review) ..... $~~659~~677
5. Short subdivisions (at preliminary plat

review)	$~~593~~609
6. Boundary line adjustments (case by case)	$~~132~~136
7. Commercial Site Development	
0-10,000 sq. ft.	$~~528~~542
10,001 - 50,000 sq. ft.	$~~1056~~1,084
50,001 sq. ft. and up	$~~1320~~1,355
8. Other land applications	$~~198~~203

D. Annual Fire Code Enforcement Inspection	CMC 15.20.010
1. Fire Code Permitted Business	$~~132~~136/hr
2. General Business	$~~132~~136/hr

E. Fireworks	CMC 15.20.250
1. Firework stands (rate set by state law)	$100
2. Firework displays (rate set by state law)	$100

F. Other	CMC 15.20.010
1. Inspections outside of normal business hours	
Base fee	$~~264~~271
PLUS hourly rate beyond two hours	$~~132~~136/hr
2. Re-inspection	$~~132~~136/hr
3. Other inspections	$~~132~~136/hr
4. Additional plan review	$~~132~~136/hr
5. Request for a code modification	$~~132~~136/hr
6. Request for alternative material and method	$~~132~~136/hr
7. Plan review and/or inspection by outside consultants	Actual costs

~~V. FIRE CODE FEES~~

~~A. Fire Flow & Fire Access Review - International Fire Code~~ ~~CMC 15.05.060~~

~~1. Commercial site development~~	
~~Buildings 5,000+ sq. ft.~~	~~$889~~
~~Buildings less than 5,000 sq. ft~~	~~$494~~
~~2. Large commercial buildings 5,000 + sq. ft. (building permit review)~~	~~$1,350~~
~~3. Commercial building less than 5,000 sq. ft. (building permit review)~~	~~$527~~
~~4. Multifamily building (building permit review)~~	~~$1,350~~
~~5. Commercial tenant improvements~~	~~$527~~
~~6. Single-family residential (new building permit)~~	~~$296~~
~~7. Subdivisions (at preliminary plat review)~~	~~$659~~
~~8. Short subdivisions (at preliminary plat review)~~	~~$593~~
~~9. Boundary line adjustments (case by case)~~	~~$132~~
~~10. Other applications~~	~~$198~~

~~B. Fire System and Tank Reviews~~ ~~CMC 15.05.060~~

~~1. Fire alarm systems~~	
~~a. 1-4 zones~~	~~$204~~
~~b. Each additional zone~~	~~$40~~
~~c. Each addressable panel~~	~~$719~~
~~**PLUS** for each device~~	~~$8~~
~~2. Fire extinguishing systems~~	~~$403~~
~~**PLUS** for each nozzle~~	~~$24~~
~~3. Automatic sprinkler systems~~	
~~a. Commercial, each riser~~	~~$386~~
~~**PLUS** for each head/plug~~	~~$8~~
~~b. Multifamily 13R, each riser~~	~~$311~~
~~**PLUS** for each head/plug~~	~~$7~~
~~c. Single-family 13D system~~	~~$319~~
~~4. Standpipe systems~~	
~~a. Class I~~	~~$403~~
~~b. Class II~~	~~$403~~
~~c. Class III~~	~~$1,108~~
~~d. Each outlet, Class I or II~~	~~$78~~

	~~e. Fire pump~~	~~$359~~
~~5. Flammable or combustible liquids storage tanks~~		
	~~a. Underground, first tank~~	~~$204~~
	~~**PLUS** each additional tank~~	~~$111~~
	~~b. Above ground, each tank~~	~~$204~~
~~6. Hazardous materials storage tanks~~		
	~~a. Less than 500 gallons, each~~	~~$274~~
	~~b. 501 - 1,199 gallons, each~~	~~$553~~
	~~c. 1,200 gallons or more~~	~~$789~~
~~7. Liquefied petroleum tanks~~		
	~~a. Less than 500 gallons, each~~	~~$204~~
	~~b. 501 - 9,999 gallons, each~~	~~$403~~
	~~c. 10,000 gallons or more~~	~~$794~~
~~8. Gaseous oxygen systems~~		
	~~a. Less than 6,000 ft^3~~	~~$126~~
	~~b. 6,001 - 11,9999 ft^3~~	~~$274~~
	~~c. 12,000 ft^3 or more~~	~~$396~~
~~9. Nitrous oxide systems~~		~~$216~~
	~~**PLUS** each outlet~~	~~$20~~
~~10. Medical gas systems~~		
	~~a. Gaseous systems~~	~~$430~~
	~~**PLUS** each outlet~~	~~$20~~
	~~b. Liquefied systems~~	~~$923~~
	~~**PLUS** each outlet~~	~~$20~~
~~11. Hazardous material recycling systems~~		
	~~a. 110 gallons or less per day capacity~~	~~$274~~
	~~b. Over 110 gallons per day capacity~~	~~$788~~
~~12. Vapor recovery systems (per tank)~~		
	~~a. Phase I - tank truck and tank~~	~~$220~~
	~~b. Phase II - vehicle fueled and tank~~	~~$275~~
~~13. Cryogenic tank, each~~		~~$220~~
~~14. Flammable liquid devices~~		
	~~a. Spray booths (updraft), each~~	~~$220~~
	~~b. Dip tanks, each~~	~~$200~~
	~~c. Spray booths (downdraft), each~~	~~$367~~
	~~d. Flow coaters, each~~	~~$417~~
	~~e. Mixing/handling room~~	~~$544~~

~~15.~~	~~Fiberglass work systems~~	
~~a.~~	~~Spray or chopper booth~~	~~$367~~
~~b.~~	~~Lay-up areas~~	~~$428~~
~~16.~~	~~Organic peroxide storage facility~~	~~$428~~
~~17.~~	~~Explosives storage magazines~~	
~~a.~~	~~Class I~~	~~$428~~
~~b.~~	~~Class II~~	~~$274~~
~~18.~~	~~Compressed natural gas systems, each~~	~~$417~~
~~19.~~	~~Liquefied natural gas systems~~	~~$791~~
~~20.~~	~~High-piled storage racks~~	~~$417~~
~~21.~~	~~Smoke removal systems~~	~~$428~~
~~22.~~	~~High rise emergency evacuation plans~~	~~$428~~
~~23.~~	~~Commercial candle-holding devices~~	~~$274~~
~~24.~~	~~Computer room~~	~~$428~~
~~25.~~	~~Floor or layout plans required by the Fire Code for public assembly, special sales, outdoor storage of flammable liquids in drums, or indoor storage of combustibles~~	~~$417~~
~~26.~~	~~Fire clearance when requested of the Fire Marshal, including but not limited to the following:~~	
~~a.~~	~~State funding of school projects~~	~~$274~~
~~b.~~	~~State or federal school, hospital, nursing home, rehabilitative facilities, or custodial facilities accreditation~~	~~$274~~
~~c.~~	~~State licensing of mini-day care, day care, foster home, boarding home~~	~~$274~~
~~d.~~	~~State liquor license~~	~~$274~~
~~e.~~	~~State gambling license~~	~~$274~~
~~f.~~	~~Special out-of-occupancy uses~~	~~$274~~
~~g.~~	~~House moving permit~~	~~$274~~
~~h.~~	~~Fire clearance for Covington business licenses~~	~~$274~~
~~27.~~	~~Approval of carpet samples or decorative materials~~	~~$274~~
~~28.~~	~~Special inspections for occupancy determinations or changes of use requirements~~	~~$274~~
~~29.~~	~~Requested preliminary inspections~~	~~$274~~
~~30.~~	~~Each retest or re-inspection of a fire protection or hazardous materials~~	~~$274~~

~~31.~~	~~Witnessing tests of used underground flammable liquids storage tanks before installation~~	~~$274~~
~~32.~~	~~Investigating and processing leaking underground storage tanks or hazardous materials spills and the subsequent containment and recovery of lost product~~	~~$274~~
~~33.~~	~~Underground piping to flammable or combustible liquid storage tanks~~	~~$274~~
~~34.~~	~~Installation, removal or abandonment, or any combination thereof, of flammable or combustible liquid storage tanks~~	
	~~a. First commercial tank~~	~~$274~~
	~~b. Each additional commercial tank~~	~~$145~~
	~~c. Contractor's permit for removal or abandonment of residential underground fuel tanks~~	~~$192~~
~~35.~~	~~Witnessing tests of underground flammable or combustible liquid storage tanks for tank tightness~~	~~$274~~
~~36.~~	~~Conducting fire flow tests or analysis~~	~~$968~~
~~37.~~	~~Fuel tanks for oil burning equipment~~	
	~~a. Commercial~~	~~$204~~
	~~b. Residential~~	~~$100~~
~~38.~~	~~Monitoring transmitters~~	~~$275~~
	~~**PLUS** each device~~	~~$8~~
~~39.~~	~~Sprinkler system supply mains (public main to sprinkler riser), each~~	~~$274~~
~~40.~~	~~Emergency or standby power systems~~	~~$274~~
~~41.~~	~~Plan review of construction fire safety plans~~	~~$274~~
~~42.~~	~~Confidence testing of fire protection systems~~	~~$274~~
~~43.~~	~~High rise fire system review~~	~~$274~~
~~44.~~	~~Fire protection plan review~~	
	~~a. Review of water main extension, replacement, or both~~	~~$291~~
	~~**PLUS** per hydrant~~	~~$83~~
	~~b. Review of hazardous material management plan~~	~~$568~~

~~C. Fire System and Fire Tank Inspections/Conformance~~ ~~CMC 15.05.060~~

~~1. Inspection of residential projects .....~~	~~$165~~
~~**PLUS** per head/device .....~~	~~$7~~
~~2. Inspection of commercial projects .....~~	~~$178~~
~~**PLUS** per head/device .....~~	~~$8~~
~~3. Inspection of water main extension or replacement.~~	~~$148~~
~~4. Inspection of combustible liquid storage tanks..~~	~~$165~~

~~D. Hazardous Materials and Public Assembly Inspection~~ ~~CMC 15.05.060~~

~~Code inspections, mitigations, and code enforcement fees shall be charged at the Department's current hourly rate, with the exception of the following:~~

~~1. Fireworks stands (rate set by state law) .....~~	~~$100~~
~~2. Fireworks displays (rate set by state law) .....~~	~~$100~~
~~3. Liquefied petroleum gas serving single-family residences .....~~	~~No charge~~
~~4. Parade floats .....~~	~~No charge~~
~~5. Use of candles for ceremonial purposes by churches or nonprofit groups .....~~	~~No charge~~

~~E. Extensions of permits or approvals~~ ~~CMC 15.05.060~~

~~Fire system permits~~

~~a. Single-family residential .....~~	~~$158~~
~~b. Final and correction inspections .....~~	~~$254~~
~~c. Full fire inspection .....~~	~~20% of original permit fee~~

~~F. Fire Code Enforcement Inspection (Annual Fire Inspections) CMC 15.05.060~~

~~Fire code enforcement inspections identified in the program policy shall be charged to the applicant or owner at hourly rate of $132.~~

VI. TECHNOLOGY MANAGEMENT FEE

A **$~~39~~40.00 technology surcharge** is assessed for each of the following transactions: Building permit, plumbing permit, mechanical permit, fire permit, sign permit, demolition permit, right-of-way use permit, etc. The fee is collected at the time of issuance for the building specific permits and right-of-way use permits. A technology surcharge will be assessed for development projects at~~, and~~ each step in the land-use ~~action~~process (Concurrency Review, Preliminary, Engineering, Notice to Proceed and Final approvals). Individual impact fees not paid with an associated building permit will be required to pay a separate technology surcharge fee at the time of payment. ~~, impact fee assessment, and concurrency analysis (including supplemental applications).~~

ADMINISTRATIVE CHARGES

I. BUSINESS LICENSES

A. Business license fee, (New)	$60
B. Business license fee for home occupations or home industry (New)	$60
C. Business license renewal fee	$60
C. Peddler's permit fee **PLUS** technology surcharge	$99 $~~39~~40
D. Special event license (3-day license) **PLUS** technology surcharge	$141 $~~39~~40

II. CITY CLERK'S OFFICE

A. Agenda-only subscription (City Council and all commissions)	No charge
B. Copies of audio tapes of meetings, per tape	Actual cost
C. Verbatim transcripts, requires $400 deposit when ordered	Actual cost
D. Copy - CD rom	Actual cost
E. Paper copies on copier (no charge first 5 pages), per page	$0.15

III. FINANCE DEPARTMENT

A. Financial Documents - *copies available at City Hall for viewing*	
1. Final Budget	Actual cost
2. Preliminary Budget	No charge
3. Financial Statement	Actual cost
B. Returned item fee (i.e. NSF, chargeback, etc.)	Actual cost

IV. MISCELLANEOUS FEES

A. Maps larger than 11" x 17"	Actual cost
B. Community Room	
1. Reservation fees - Weekdays during normal City business hours (8 am to 5 pm)	$~~27~~28/hour
2. Reservation fees - Weekends, holidays, times other than normal City hours	$~~62~~64/hour
3. Facility monitor hourly rate (set by Executive Dept)	$12/hour
4. Kitchen use fee (set by Executive Dept)	$30
5. Refundable damage/cleaning deposit	$~~257~~250
6. Processing fee for refunds for cancellations (set by Executive Dept)	$10/per transaction
C. Promotional Items	
1. City of Covington hats, mugs, etc.	Actual cost
2. Covington historical books	Actual cost
D. Special Event Permit (on City property)	$~~254~~261

Appendix B. Traffic Impact Rate Table

PM Avg K-factor = 0.091	Avg Daily Fee/Trip = $ 406

This table uses ITE [3] driveway trip rates, with adjustments, to derive the net new impact per unit of development, in vehicle-miles-traveled (VMT). See ITE for details of land use categories. [9]

ITE LAND USE NAME	ITE LAND USE CODE	ITE LAND USE UNIT [11]	ITE Avg SIZE [9]	ITE GROSS TRIP RATE / UNIT [3] PM	ITE GROSS TRIP RATE / UNIT [3] DAILY	DISCOUNT PASS-BY TRIPS [4]	ITE Pk/Daily K-Factor	NET DAILY VMT IMPACT RATE / UNIT [5]	FEE PER LAND USE UNIT	
RESIDENTIAL	***Signature elements: places where people live with active lifestyles. Afternoon peak hour traffic is mainly inbound.***									
Single-Family (Detached) Housing	210	Dwelling	214	1.00	9.52	0%	10.5%	9.52	$ 4,461	
Duplex (Detached) Housing	use 210	Dwelling	same	1.00	9.52	0%	10.5%	9.52	$ 4,461	
Multifamily, 3+ Bedrooms	use 231	Dwelling	234	0.78	7.41	0%	10.5%	7.41	$ 3,479	
Multifamily, under 3 Bedrooms	blend 220, 221, 230	Dwelling	250	0.60	6.00	0%	10.0%	6.00	$ 2,676	
Mobile Home Park	240	Dwelling	168	0.59	4.99	0%	11.8%	4.99	$ 2,632	
Self-contained Retirement Community [7]	251	Dwelling	862	0.27	3.68	0%	7.3%	3.68	$ 1,204	
Senior Adult Housing-Attached	252	Dwelling	147	0.25	3.44	0%	7.3%	3.44	$ 1,115	
Congregate Care Facility, Nursing Home, Elderly Housing (Attached)	*please see Non-Retail, assisted living facilities*									
NON-RETAIL	***Signature elements: places where most traffic is generated by employees, rather than customers, patrons or residents. Includes some public facilities and some assisted-living types of residential facilities. Peak hour main direction varies.***									
Employment Centers										
Office Building (Single Building)	blend 710, 714, 715	1000 sq. ft.	150-300	1.50	11.42	0%	13.1%	11.42	$ 6,691	
Office Park (Multiple Buildings)	750	1000 sq. ft.	370	1.48	11.42	0%	13.0%	11.42	$ 6,602	
Business Park (Multiple Buildings)	770	1000 sq. ft.	379	1.26	12.44	0%	10.1%	12.44	$ 5,621	
Research & Development Center	760	1000 sq. ft.	306	1.07	8.11	0%	13.2%	8.11	$ 4,773	%T[10]
General Light Industrial	110	1000 sq. ft.	357	0.97	6.97	0%	13.9%	6.97	$ 4,327	%T[10]
Industrial Park	130	1000 sq. ft.	447	0.85	6.83	0%	12.4%	6.83	$ 3,792	%T[10]
Manufacturing	140	1000 sq. ft.	325	0.73	3.82	0%	19.1%	3.82	$ 3,256	%T[10]
General Heavy Industrial	120	1000 sq. ft.	1544	0.68	1.50	0%	45.3%	1.50	$ 3,033	%T[10]
Trucking and Storage Facilities										
1 Warehousing (Industrial)	150	1000 sq. ft.	354	0.32	3.56	0%	9.0%	3.56	$ 1,427	%T[10]
2 Mini-Warehouse (Self-Service Storage)	151	1000 sq. ft.	58	0.26	2.50	0%	10.4%	2.50	$ 1,160	
3 High-Cube Warehouse/Distribution Center	152	1000 sq. ft.	302	0.12	1.68	0%	7.1%	1.68	$ 535	%T[10]
4 Intermodal Truck Terminal	30	Acres	12	6.55	81.90	0%	8.0%	81.90	$ 29,218	%T[10]
Institutions										
Church, with Weekday Programs	560	1000 sq. ft.	17	2.00	30.00	20%	6.7%	24.00	$ 7,137	
High School	530	1000 sq. ft.	225	0.97	12.89	10%	7.5%	11.60	$ 3,894	
Elementary and Junior High School	520	1000 sq. ft.	55	0.20	14.49	20%	1.4%	11.59	$ 714	
Church, No Weekday Programs	560	1000 sq. ft.	17	0.40	6.00	0%	6.7%	6.00	$ 1,784	
Assisted Living Facilities										
Nursing Home	620	Beds	99	0.22	2.74	10%	8.0%	2.47	$ 883	
Congregate Care Facility, Elderly Housing (Attached)	253	Living unit	164	0.17	2.02	10%	8.4%	1.82	$ 682	

Notes:

(1) V.S.P. (Vehicle Servicing Position) = space provided for one vehicle to be fueled or washed; not necessarily "pumps" or "hoses"
(2) Use total rooms for hotel/motel; 15% vacancy factor is incorporated in gross trip rate. Excludes facilities with major restaurants and meeting places.
(3) ITE Trip Generation Manual, 9th edition. Some ITE rates are smoothed and averaged to eliminate statistically insignificant differences.
(4) Pass-by Reduction eliminates trips diverted from the stream of traffic "passing by" a retail site, which add no vehicle-miles of impact on the road system.
(5) Net New VMT Impact Trip Rate = ITE Gross Trip Rate * (1 - % Pass-by) .
(6) For shopping centers over 65,000 sq. ft., see ITE for logarithmic trip rate formula.
(7) A retirement community is "self-contained" only if it provides a full range of facilities on-site for medical care, recreation, shopping, dining, etc.
For "assisted living" retirement facilities serving the non-driving elderly with caregivers employed on-site, use Congregate Care Centers under NON-RETAIL.
(8) Average size of developments comprising the ITE database. May be useful to distinguish between otherwise similar-sounding classes.
(9) Trip rate for any land use not covered by this table shall be determined by the Director of Public Works.
(10) This land use generates heavy truck travel. Truck surcharge must be calculated.
(11) Units expressed as 1000 sq. ft. refer to habitable gross building area, not land area. Units expressed as "acres" refer to land area.

Appendix B. Traffic Impact Rate Table

PM Avg K-factor = 0.091	Avg Daily Fee/Trip = $ 406

This table uses ITE [3] driveway trip rates, with adjustments, to derive the net new impact per unit of development, in vehicle-miles-traveled (VMT). See ITE for details of land use categories. [9]

ITE LAND USE NAME	ITE LAND USE CODE	ITE LAND USE UNIT [11]	ITE Avg SIZE [9]	ITE GROSS TRIP RATE / UNIT [3] PM	ITE GROSS TRIP RATE / UNIT [3] DAILY	DISCOUNT PASS-BY TRIPS [4]	ITE Pk/Daily K-Factor	NET DAILY VMT IMPACT RATE / UNIT [5]	FEE PER LAND USE UNIT
RETAIL	*Signature elements: non-residential activity with traffic generated mainly by customers or patrons, not employees. Inbound and outbound are roughly equal most of the day. Some public facilities are thus "retail".*								
Automobile-related Sales									
Auto Parts Sales	843	1000 sq. ft.	8	5.98	61.91	50%	9.7%	30.96	$ 13,338
Auto Care Center (Multiple Stores)	942	1000 sq. ft.	12	3.11	38.87	20%	8.0%	31.10	$ 11,098
Car Sales, New and Used	841	1000 sq. ft.	30	2.62	32.30	10%	8.1%	29.07	$ 10,518
Automobile Servicing									
Gasoline/Service Station no Mini-Mart	944	*V.S.P.* [1]	8	13.87	168.56	80%	8.2%	33.71	$ 12,374
Self-Service Car Wash	947	*V.S.P.* [1]	7	5.54	75.00	50%	7.4%	37.50	$ 12,356
Gasoline/Service Station with Mini-Mart	945	*V.S.P.* [1]	10	13.51	162.78	80%	8.3%	32.56	$ 12,053
Quick-Lube Vehicle Shop	941	*V.S.P.* [1]	2	5.19	40.00	50%	13.0%	20.00	$ 11,576
Tire Store	848, 849	*V.S.P.* [1]	8	3.32	32.00	50%	10.4%	16.00	$ 7,405
Social-Recreational Activities									
Coffee and Donut Shop w/o Drive-Throuth Window	936	1000 sq. ft.	4	40.75	503.09	80%	8.1%	100.62	$ 36,355
Fast-Food Restaurant with Drive-Through Window	934	1000 sq. ft.	4	32.65	496.12	80%	6.6%	99.22	$ 29,128
Library	590	1000 sq. ft.	16	7.30	56.24	10%	13.0%	50.62	$ 29,307
Quality Restaurant	931	1000 sq. ft.	9	7.49	89.95	20%	8.3%	71.96	$ 26,729
Sit-Down Restaurant	932	1000 sq. ft.	6	9.85	127.15	50%	7.7%	63.58	$ 21,969
Lodge/Fraternal Organization, with dining facilities	591	1000 sq. ft.	n/a	6.00	48.00	10%	12.5%	43.20	$ 24,088
Health/Fitness Club	492	1000 sq. ft.	36	3.53	32.93	10%	10.7%	29.64	$ 14,172
Bowling Alley	437	1000 sq. ft.	24	1.71	33.33	10%	5.1%	30.00	$ 6,865
Recreational Community Center	495	1000 sq. ft.	65	2.74	33.82	10%	8.1%	30.44	$ 11,000
Racquet/Tennis Club	491	1000 sq. ft.	48	0.84	14.03	10%	6.0%	12.63	$ 3,372

Notes:

(1) V.S.P. (Vehicle Servicing Position) = space provided for one vehicle to be fueled or washed; not necessarily "pumps" or "hoses"

(2) Use total rooms for hotel/motel; 15% vacancy factor is incorporated in gross trip rate. Excludes facilities with major restaurants and meeting places.

(3) ITE Trip Generation Manual, 9th edition. Some ITE rates are smoothed and averaged to eliminate statistically insignificant differences.

(4) Pass-by Reduction eliminates trips diverted from the stream of traffic "passing by" a retail site, which add no vehicle-miles of impact on the road system.

(5) Net New VMT Impact Trip Rate = ITE Gross Trip Rate * (1 - % Pass-by) .

(6) For shopping centers over 65,000 sq. ft., see ITE for logarithmic trip rate formula.

(7) A retirement community is "self-contained" only if it provides a full range of facilities on-site for medical care, recreation, shopping, dining, etc.
For "assisted living" retirement facilities serving the non-driving elderly with caregivers employed on-site, use Congregate Care Centers under NON-RETAIL.

(8) Average size of developments comprising the ITE database. May be useful to distinguish between otherwise similar-sounding classes.

(9) Trip rate for any land use not covered by this table shall be determined by the Director of Public Works.

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Appendix B. Traffic Impact Rate Table

PM Avg K-factor = 0.091	Avg Daily Fee/Trip =	$ 406

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ITE LAND USE NAME	ITE LAND USE CODE	ITE LAND USE UNIT [11]	ITE Avg SIZE [9]	ITE GROSS TRIP RATE / UNIT [3] PM	ITE GROSS TRIP RATE / UNIT [3] DAILY	DISCOUNT PASS-BY TRIPS [4]	ITE Pk/Daily K-Factor	NET DAILY VMT IMPACT RATE / UNIT [5]	FEE PER LAND USE UNIT
RETAIL	***Signature elements: non-residential activity with traffic generated mainly by customers or patrons, not employees. Inbound and outbound are roughly equal most of the day. Some public facilities are thus "retail".***								
Community Retail Focus									
Walk-in Bank	911	1000 sq. ft.	5	12.13	156.48	65%	7.8%	54.77	$ 18,938
Drive-in Bank	912	1000 sq. ft.	4	24.30	148.15	75%	16.4%	37.04	$ 27,099
Convenience Market	851 - 853	1000 sq. ft.	3	50.00	640.00	85%	7.8%	96.00	$ 33,455
DVD/Video Rental Store	896	1000 sq. ft.	7	13.60	140.00	55%	9.7%	63.00	$ 27,300
Pharmacy/Drug Store	880, 881	1000 sq. ft.	13	8.71	89.10	30%	9.8%	62.37	$ 27,203
Supermarket and Discount Supermarket	850, 854	1000 sq. ft.	62	10.45	102.24	45%	10.2%	56.23	$ 25,638
Hardware/Paint Store	816	1000 sq. ft.	21	4.84	51.29	25%	9.4%	38.47	$ 16,192
Building Materials & Lumber Store	812	1000 sq. ft.	11	4.49	45.16	20%	9.9%	36.13	$ 16,023
Apparel Store	876	1000 sq. ft.	5	3.83	66.40	20%	5.8%	53.12	$ 13,668
Shopping Center, under 65,000 sq. ft.[6]	820	1000 sq. ft.	50	3.71	42.70	50%	8.7%	21.35	$ 8,275
Specialty Retail Center (Strip Mall)	826	1000 sq. ft.	105	2.71	44.32	20%	6.1%	35.46	$ 9,671
Destination Retail Focus									
1 Free-Standing Discount Store	815	1000 sq. ft.	111	4.98	57.24	30%	8.7%	40.07	$ 15,550
2 Toy/Children's Superstore	864	1000 sq. ft.	46	4.99	60.00	30%	8.3%	42.00	$ 15,581
3 Discount Club (Membership Warehouse Store)	857	1000 sq. ft.	112	4.18	41.80	20%	10.0%	33.44	$ 14,917
4 Electronics Superstore	863	1000 sq. ft.	37	4.50	45.04	30%	10.0%	31.53	$ 14,051
5 Free-Standing Discount Superstore	813	1000 sq. ft.	154	4.35	50.75	20%	8.6%	40.60	$ 15,523
6 Factory Outlet Center	823	1000 sq. ft.	146	2.29	26.59	10%	8.6%	23.93	$ 9,194
7 Home Improvement Superstore	862	1000 sq. ft.	100	2.33	30.74	10%	7.6%	27.67	$ 9,354
8 Furniture Store	890	1000 sq. ft.	67	0.45	5.06	10%	8.9%	4.55	$ 1,807
11 Nursery (Garden Center)	817	**Acres**	4	8.06	108.10	10%	7.5%	97.29	$ 32,358
12 Nursery (Wholesale)	818	**Acres**	24	0.45	19.50	10%	2.3%	17.55	$ 1,807
SPECIAL CASES	***Signature Elements: Characteristics not matched with groups above***								
State Motor Vehicles Department/Licensing Agency	731	1000 sq. ft.	10	17.09	166.02	30%	10.3%	116.21	$ 53,364
US Post Office	732	1000 sq. ft.	31	11.22	108.19	60%	10.4%	43.28	$ 20,020
Medical/Dental Office or Clinic	630, 720	1000 sq. ft.	71	3.66	33.00	10%	11.1%	29.70	$ 14,694
Day Care Center	565	1000 sq. ft.	4	12.34	74.06	80%	16.7%	14.81	$ 11,009
Hospital	610	1000 sq. ft.	500	0.93	13.22	10%	7.0%	11.90	$ 3,734
Hotel/Motel - No Convention Facilities	310-312, 320	***Total Rooms*** [2]	200	0.53	6.50	10%	8.2%	5.85	$ 2,128

Notes:

(1) V.S.P. (Vehicle Servicing Position) = space provided for one vehicle to be fueled or washed; not necessarily "pumps" or "hoses"
(2) Use total rooms for hotel/motel; 15% vacancy factor is incorporated in gross trip rate. Excludes facilities with major restaurants and meeting places.
(3) ITE Trip Generation Manual, 9th edition. Some ITE rates are smoothed and averaged to eliminate statistically insignificant differences.
(4) Pass-by Reduction eliminates trips diverted from the stream of traffic "passing by" a retail site, which add no vehicle-miles of impact on the road system.
(5) Net New VMT Impact Trip Rate = ITE Gross Trip Rate * (1 - % Pass-by) .
(6) For shopping centers over 65,000 sq. ft., see ITE for logarithmic trip rate formula.
(7) A retirement community is "self-contained" only if it provides a full range of facilities on-site for medical care, recreation, shopping, dining, etc.
For "assisted living" retirement facilities serving the non-driving elderly with caregivers employed on-site, use Congregate Care Centers under NON-RETAIL.
(8) Average size of developments comprising the ITE database. May be useful to distinguish between otherwise similar-sounding classes.
(9) Trip rate for any land use not covered by this table shall be determined by the Director of Public Works.
(10) This land use generates heavy truck travel. Truck surcharge must be calculated.
(11) Units expressed as 1000 sq. ft. refer to habitable gross building area, not land area. Units expressed as "acres" refer to land area.