

3.01.180 Rates and fees – Building.

A. The schedule of fees for building permits shall be as follows:

Table of Building Permit Fees

\$ Value of Project		State Fee	Building Fee	Plan Check
1	500	SBCC Charge	\$27.73	\$18.02
501	600	SBCC Charge	\$31.33	\$20.36
601	700	SBCC Charge	\$34.93	\$22.70
701	800	SBCC Charge	\$38.53	\$25.04
801	900	SBCC Charge	\$42.13	\$27.38
901	1,000	SBCC Charge	\$45.73	\$29.72
1,001	1,100	SBCC Charge	\$49.32	\$32.06
1,101	1,200	SBCC Charge	\$52.92	\$34.40
1,201	1,300	SBCC Charge	\$56.52	\$36.74
1,301	1,400	SBCC Charge	\$60.12	\$39.08
1,401	1,500	SBCC Charge	\$63.72	\$41.42
1,501	1,600	SBCC Charge	\$67.32	\$43.76
1,601	1,700	SBCC Charge	\$70.92	\$46.10
1,701	1,800	SBCC Charge	\$74.52	\$48.44
1,801	1,900	SBCC Charge	\$78.12	\$50.78
1,901	2,000	SBCC Charge	\$81.72	\$53.11
2,001	3,000	SBCC Charge	\$98.24	\$63.85
3,001	4,000	SBCC Charge	\$114.76	\$74.59
4,001	5,000	SBCC Charge	\$131.28	\$85.33
5,001	6,000	SBCC Charge	\$147.80	\$96.07
6,001	7,000	SBCC Charge	\$164.32	\$106.80
7,001	8,000	SBCC Charge	\$180.84	\$117.54
8,001	9,000	SBCC Charge	\$197.36	\$128.28
9,001	10,000	SBCC Charge	\$213.88	\$139.02
10,001	11,000	SBCC Charge	\$230.40	\$149.76
11,001	12,000	SBCC Charge	\$246.92	\$160.49
12,001	13,000	SBCC Charge	\$263.44	\$171.23
13,001	14,000	SBCC Charge	\$279.96	\$181.97
14,001	15,000	SBCC Charge	\$296.48	\$192.71
15,001	16,000	SBCC Charge	\$313.00	\$203.45
16,001	17,000	SBCC Charge	\$329.52	\$214.18
17,001	18,000	SBCC Charge	\$346.04	\$224.92
18,001	19,000	SBCC Charge	\$362.56	\$235.66
19,001	20,000	SBCC Charge	\$379.08	\$246.40

\$ Value of Project		State Fee	Building Fee	Plan Check
20,001	21,000	SBCC Charge	\$395.60	\$257.14
21,001	22,000	SBCC Charge	\$412.12	\$267.87
22,001	23,000	SBCC Charge	\$428.64	\$278.62
23,001	24,000	SBCC Charge	\$445.16	\$289.35
24,001	25,000	SBCC Charge	\$461.68	\$300.09
25,001	26,000	SBCC Charge	\$473.59	\$307.84
26,001	27,000	SBCC Charge	\$485.51	\$315.58
27,001	28,000	SBCC Charge	\$497.43	\$323.33
28,001	29,000	SBCC Charge	\$509.35	\$331.08
29,001	30,000	SBCC Charge	\$521.27	\$338.82
30,001	31,000	SBCC Charge	\$533.18	\$346.57
31,001	32,000	SBCC Charge	\$545.10	\$354.32
32,001	33,000	SBCC Charge	\$557.02	\$362.06
33,001	34,000	SBCC Charge	\$568.94	\$369.81
34,001	35,000	SBCC Charge	\$580.86	\$377.56
35,001	36,000	SBCC Charge	\$592.77	\$385.30
36,001	37,000	SBCC Charge	\$604.69	\$393.05
37,001	38,000	SBCC Charge	\$616.61	\$400.80
38,001	39,000	SBCC Charge	\$628.53	\$408.54
39,001	40,000	SBCC Charge	\$640.45	\$416.29
40,001	41,000	SBCC Charge	\$652.36	\$424.04
41,001	42,000	SBCC Charge	\$664.28	\$431.78
42,001	43,000	SBCC Charge	\$676.20	\$439.53
43,001	44,000	SBCC Charge	\$688.12	\$447.28
44,001	45,000	SBCC Charge	\$700.04	\$455.02
45,001	46,000	SBCC Charge	\$711.95	\$462.77
46,001	47,000	SBCC Charge	\$723.87	\$470.52
47,001	48,000	SBCC Charge	\$735.79	\$478.26
48,001	49,000	SBCC Charge	\$747.71	\$486.01
49,001	50,000	SBCC Charge	\$759.63	\$493.76
50,001	51,000	SBCC Charge	\$767.89	\$499.13
51,001	52,000	SBCC Charge	\$776.15	\$504.49
52,001	53,000	SBCC Charge	\$784.41	\$509.86
53,001	54,000	SBCC Charge	\$792.67	\$515.23
54,001	55,000	SBCC Charge	\$800.93	\$520.60
55,001	56,000	SBCC Charge	\$809.19	\$525.97
56,001	57,000	SBCC Charge	\$817.45	\$531.34
57,001	58,000	SBCC Charge	\$825.71	\$536.71
58,001	59,000	SBCC Charge	\$833.97	\$542.08
59,001	60,000	SBCC Charge	\$842.23	\$547.45

\$ Value of Project		State Fee	Building Fee	Plan Check
60,001	61,000	SBCC Charge	\$850.49	\$552.82
61,001	62,000	SBCC Charge	\$858.75	\$558.18
62,001	63,000	SBCC Charge	\$867.01	\$563.55
63,001	64,000	SBCC Charge	\$875.27	\$568.92
64,001	65,000	SBCC Charge	\$883.53	\$574.29
65,001	66,000	SBCC Charge	\$891.79	\$579.66
66,001	67,000	SBCC Charge	\$900.05	\$585.03
67,001	68,000	SBCC Charge	\$908.31	\$590.40
68,001	69,000	SBCC Charge	\$916.57	\$595.77
69,001	70,000	SBCC Charge	\$924.83	\$601.14
70,001	71,000	SBCC Charge	\$933.09	\$606.51
71,001	72,000	SBCC Charge	\$941.35	\$611.87
72,001	73,000	SBCC Charge	\$949.61	\$617.24
73,001	74,000	SBCC Charge	\$957.87	\$622.61
74,001	75,000	SBCC Charge	\$966.13	\$627.98
75,001	76,000	SBCC Charge	\$974.39	\$633.35
76,001	77,000	SBCC Charge	\$982.65	\$638.72
77,001	78,000	SBCC Charge	\$990.91	\$644.09
78,001	79,000	SBCC Charge	\$999.17	\$649.46
79,001	80,000	SBCC Charge	\$1,007.43	\$654.83
80,001	81,000	SBCC Charge	\$1,015.69	\$660.20
81,001	82,000	SBCC Charge	\$1,023.95	\$665.56
82,001	83,000	SBCC Charge	\$1,032.21	\$670.93
83,001	84,000	SBCC Charge	\$1,040.47	\$676.30
84,001	85,000	SBCC Charge	\$1,048.73	\$681.67
85,001	86,000	SBCC Charge	\$1,056.99	\$687.04
86,001	87,000	SBCC Charge	\$1,065.25	\$692.41
87,001	88,000	SBCC Charge	\$1,073.51	\$697.78
88,001	89,000	SBCC Charge	\$1,081.77	\$703.15
89,001	90,000	SBCC Charge	\$1,090.03	\$708.52
90,001	91,000	SBCC Charge	\$1,098.29	\$713.89
91,001	92,000	SBCC Charge	\$1,106.55	\$719.25
92,001	93,000	SBCC Charge	\$1,114.81	\$724.62
93,001	94,000	SBCC Charge	\$1,123.07	\$729.99
94,001	95,000	SBCC Charge	\$1,131.33	\$735.36
95,001	96,000	SBCC Charge	\$1,139.59	\$740.73
96,001	97,000	SBCC Charge	\$1,147.85	\$746.10
97,001	98,000	SBCC Charge	\$1,156.11	\$751.47
98,001	99,000	SBCC Charge	\$1,164.37	\$756.84
99,001	100,000	SBCC Charge	\$1,172.63	\$762.21

\$ Value of Project	State Fee	Building Fee	Plan Check
100,001 to 500,000	\$1,172.63 for the first \$100,000 plus \$6.60 for each additional \$1,000 or fraction thereof to and including \$500,000; plan check fee shall be 65% of the building fee		
500,001 to 1,000,000	\$3,972.63 for the first \$500,001 plus \$4.75 for each additional \$1,000 or fraction thereof; plan check fee shall be an additional 65% of the building fee		
1,000,001 and over	\$6,347.63 for the first \$1,000,001 plus \$3.65 for each additional \$1,000 or fraction thereof; plan check fee shall be an additional 65% of the building fee		

B. For the purpose of determining the construction value of work proposed under an application for a building permit, the Table of Square Foot Construction Costs in this section shall be applied to the type of work based upon the classification of the building group and type of construction, multiplied by the number of square feet to be constructed. The resulting construction value shall then be applied to the Table of Building Permit Fees in this section in order to determine the building permit fee for the work proposed.

C. The building official at his/her discretion may choose to accept alternative means of determining building values for buildings or work having values in excess of \$500,000. The alternative means which the building official may in his/her discretion accept include, but are not limited to, publicly solicited construction bids or architectural or engineering estimates. Acceptance of these alternative methods of determining the construction value for work proposed under a building permit shall only be used if, in the opinion of the building official, the alternative methodology is subject to accurate, public verification on the part of the building official.

Table of Square Foot Construction Costs

Classification		Type of Construction								
Group		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	178.41	172.65	168.34	161.37	149.67	148.93	156.13	138.41	133.25
A-1	Assembly, theaters, without stage	164.62	158.86	154.55	147.58	135.88	135.15	142.35	124.62	119.47
A-2	Assembly, nightclubs	138.44	134.15	130.76	125.65	116.66	116.35	121.28	107.23	103.62
A-2	Assembly, restaurants, bars, banquet halls	137.47	133.18	128.82	124.68	114.72	115.38	120.31	105.29	102.65
A-3	Assembly, churches	165.10	159.34	155.04	148.06	136.32	135.60	142.82	125.07	119.91
A-3	Assembly, general, community halls, libraries, museums	140.57	134.81	129.53	123.53	110.82	111.07	118.29	99.56	95.37
A-4	Assembly, arenas	137.47	133.18	128.82	124.68	114.72	115.38	120.31	105.29	102.65
B	Business	141.36	136.35	132.05	125.88	112.65	111.94	121.02	100.65	96.63
E	Educational	150.22	145.12	140.96	134.68	124.29	121.34	130.27	111.00	106.78
F-1	Factory and industrial, moderate hazard	84.91	81.01	76.63	74.16	64.14	65.03	71.18	54.64	51.79
F-2	Factory and industrial, low hazard	83.94	80.04	76.63	73.19	64.14	64.06	70.21	54.64	50.82
H-1	High hazard, explosives	79.62	75.72	72.31	68.86	59.98	59.91	65.88	50.49	N.P.
H234	High hazard	79.62	75.72	72.31	68.86	59.98	59.91	65.88	50.49	46.67
H-5	HPM	141.36	136.35	132.05	125.88	112.65	111.94	121.02	100.65	96.63
I-1	Institutional, supervised environment	139.34	134.59	131.01	125.72	115.40	115.36	124.86	106.16	101.95
I-2	Institutional, hospitals	235.00	230.00	225.69	219.52	205.78	N.P.	214.67	193.80	N.P.
I-2	Institutional, nursing homes	164.35	159.34	155.04	148.87	136.08	N.P.	144.02	124.10	N.P.

Classification		Type of Construction									
Group		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB	
I-3	Institutional, restrained	160.45	155.44	151.14	144.97	132.95	131.29	140.12	120.97	115.01	
I-4	Institutional, day care facilities	139.34	134.59	131.01	125.72	115.40	115.36	124.86	106.16	101.95	
M	Mercantile	103.11	98.83	94.46	90.34	80.91	81.57	85.96	71.48	68.83	
R-1	Residential, hotels	139.77	135.01	131.44	126.16	115.92	115.89	125.38	106.68	102.46	
R-2	Residential, multiple family	117.21	112.45	108.87	103.59	93.47	93.43	102.93	84.23	80.02	
R-3	Residential, one- and two-family	112.25	109.17	106.49	103.56	98.79	98.56	101.79	94.12	88.62	
R-3	Residential, conversion of garage to habitable living	Calculated at R-3 construction cost rate less utility construction cost rate (\$88.62 - \$34.48)									54.14
R-3	Residential, finished habitable basement	Calculated at 80% of R-3 construction cost rate (\$88.62 x 80%)									70.90
R-3	Residential, conversion of unfinished basement to habitable living	Calculated at R-3 finished basement construction cost rate less unfinished basement construction cost rate (footnote (b) below) (\$70.90 - \$15.00)									55.90
R-4	Residential, care/assisted living facilities	139.34	134.59	131.01	125.72	115.40	115.36	124.86	106.16	101.95	
S-1	Storage, moderate hazard	78.65	74.75	70.37	67.57	58.04	58.94	64.91	48.55	45.70	
S-2	Storage, low hazard	77.68	73.78	70.37	66.92	58.04	57.97	63.94	48.55	44.73	
U	Utility, miscellaneous	60.06	56.79	53.42	50.73	44.11	44.11	47.36	36.21	34.48	
U	Residential, pole buildings	Calculated at 80% utility construction cost rate (\$34.48 x 80%)									27.58
U	Residential, carports (with 1 or more walls)	Calculated at 80% of utility construction cost rate (\$34.48 x 80%)									27.58
U	Residential, porches, carports (open all sides)	Calculated at 50% of utility construction cost rate (\$34.48 x 50%)									17.24
U	Residential, uncovered decks	Calculated at 20% of utility construction cost rate (\$34.48 x 20%)									6.90

a. Other miscellaneous fees are included in the following table:

Table of Other Miscellaneous Fees

Inspection for which no fee is specifically indicated (2 hr. min.)	\$47.00 / hr.
Additional plan review required by changes, additions or revisions to plans (1 hr. min.)	\$47.00 / hr.
Reinspection fee (1 hr. min.)	\$47.00 / hr.
Final inspection of expired noncommercial projects less than 3 years old	\$47.00 / hr.
Outside consultants	(actual cost)
Demolition (all structures) (2 hr. fee)	\$94.00
Moved building	(by valuation)
Fence	\$15.00 (ln. ft.) based on valuation
Foundation	\$45.00 (ln. ft.) based on valuation
Residential reroof	\$208.00 (per square) based on valuation
Commercial reroof	(by valuation)
Window replacement (by window)	(by valuation)

Manufactured homes (3 hr. fee)	\$141.00
Commercial coach/ modular building	(cost of placement)
Swimming pool (above ground) (2 hr. fee)	\$94.00
Swimming pool (below ground)	(by valuation)

* The final construction value of the project shall be the decision of the building official who has the authority to use other information including but not limited to plans, specifications, contractor bids, and other information supplied by the applicant and/or design professional in responsible charge of the project.

b. Unfinished basements (all use groups) = \$15.00 per sq. ft.

c. For shell-only buildings deduct 20 percent

d. N.P. = not permitted

e. Work consisting of remodel and/or repair of existing residential and commercial structures shall be valued according to the Table of Remodel Valuation. The remodel valuation is a percentage of the square foot values for new construction shown for the relevant building group and type of construction and the percentage used in the table is determined by the scope of work. The final construction value of the project shall be the decision of the building official who has the authority to use other information including but not limited to plans, specifications, contractor bids, and other information supplied by the applicant and/or design professional responsible for the project.

Table of Remodel Valuation

Extent of Alteration	% of Building Valuation ¹	Definition ²
Minor	20%	<ul style="list-style-type: none"> Addition, removal or repair of some walls or partitions Minor mechanical, electrical or plumbing work, such as residential remodeling of bathrooms or kitchens Some refinishing of existing walls, ceilings and floors Replacement of some windows Replacement of ceiling grid
Major	50%	<ul style="list-style-type: none"> Addition or removal of many walls Extensive mechanical, electrical or plumbing work Significant refinishing of walls, ceiling and floors Replacement of many windows Limited structural modification and addition
Full ³	80%	<ul style="list-style-type: none"> Demolition of all nonstructural portions leaving a structural shell Installation of new or substantial replacement of mechanical, electrical or plumbing Significant structural upgrading Extensive structural repair

¹ Percentage of new construction valuation per city of Ellensburg Table of Square Foot Construction Costs.

² The extent of alteration includes one or more of the listed items. The floor area shall be calculated based on the entire area of the rooms where the alterations are proposed. If a project has areas for which it is reasonable to distinguish as being of different categories, it is appropriate to calculate the areas separately to develop the valuation.

³ Applications where the scope of work exceeds the description for "full" in the Table of Remodel Valuation shall be considered a rebuild and require full payment of fees.

D. When a plan or other submittal is required to be submitted by provisions of the International Building Code and related international codes adopted by the city, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be as follows:

1. Residential plan review fees shall be 65 percent of the building permit fee.

2. Nonresidential plan review fees shall be 65 percent of the building permit fee.
3. Master plans for residential structures consisting of four dwelling units or less: 65 percent of the building permit fee plus an hourly fee of \$47.00 per hour for review of alternative features submitted for use with the master plan.
4. Review of master plans for reissuance of additional building permits: if no change to master plan or complete project site plans, no charge; \$50.00 for review of new sites not previously approved with master plan plus \$47.00 per hour for review of any new alternate features submitted for use with the master plan.
5. Arrangements for special services in conjunction with a plan review shall be subject to mutual agreement between the city and the applicant. Any additional costs incurred by the city for providing such special services shall be charged to the applicant in addition to the regular plan review fee. [Ord. 4896 § 1, 2022; Ord. 4643 § 3, 2013; Ord. 4467 § 2, 2007; Ord. 4390, 2004; Ord. 4314, 2002; Ord. 4190, 1999; Ord. 4019 § 1, 1996; Ord. 3799 § 3, 1992; Ord. 3655 § 2, 1989; Ord. 3625 § 1, 1988.]

3.01.181 Rates and fees – Mechanical.

Mechanical work undertaken as part of new construction for a building permit shall not be charged a separate fee. Such mechanical work shall be included in the building permit fee schedule for the new construction set forth in ECC 3.01.180. Mechanical work undertaken that constitutes the installation of new mechanical equipment only and not as part of new construction shall be charged according to the following fee schedule:

Mechanical Permit Fees

Permit Issuance and Heaters	
1. For the issuance of each mechanical permit	\$30.00
2. For issuing each supplemental permit for which the original permit has not expired or been canceled or finalized	\$9.00
3. When plans or other data are required by the code, a plan review fee shall be paid equal to 50 percent of the total permit fees as set forth below	
Unit Fee Schedule	
Note: the following do not include permit-issuing fees	
1. Furnaces	
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)	\$18.50
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	\$22.75
For the installation or relocation of each floor furnace, including vent	\$16.56
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$18.50
For decorative inserts or heaters (gas stoves) and wood stoves	\$18.50
2. Appliance Vents	
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$9.06
3. Repairs or Additions	

For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by the mechanical code	\$17.12
4. Boilers, Compressors and Absorption Systems	
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$18.37
For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) and including 500,000 Btu/h (146.6 kW)	\$33.93
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$46.56
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or for each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$69.31
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$115.81
5. Air Handlers	
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto	\$13.31
Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the mechanical code	
For each air-handling unit over 10,000 cfm (4,719 L/s)	\$22.62
6. Evaporative Coolers	
For each air-handling unit over 10,000 cfm (4.72 m ³ /s)	\$20.18
For each evaporative cooler other than portable type	\$13.31
Package units (include both heating and cooling capabilities)	
Less than 100,000 btu total for both sides	\$29.50
More than 100,000 btu total for both sides	\$45.35
7. Ventilation and Exhaust	
For each ventilation fan connected to a single duct	\$9.06
For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit	\$13.31
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$13.31
8. Incinerators	
For the installation or relocation of each domestic-type incinerator	\$22.75
For the installation or relocation of each commercial- or industrial-type incinerator	\$14.50
9. Miscellaneous	
For each appliance or piece of equipment regulated by the mechanical code, but not classified in other appliance categories, or for which no other fee is listed in the table	\$13.31
10. When Chapter 13 in Appendix B is applicable (see Section 103.0), permit fees for fuel gas piping shall be as follows:	

For each gas piping system of one to five outlets	\$6.25
For each additional gas piping system, per outlet	\$1.25
11. When Chapter 14 in Appendix B is applicable (see Section 103.0), permit fees for process piping shall be as follows:	
For each hazardous process piping system (HPP) of one to four outlets	\$6.25
For each HPP piping system of five or more outlets, per outlet	\$1.25
For each nonhazardous process piping system (NPP) of one to four outlets	\$2.50
For each NPP piping system of five or more outlets, per outlet	\$0.62
Other Inspections and Fees	
1. Inspections outside of normal business hours, per hour (minimum charge – two hours)	\$47.00
2. Reinspection fees assessed under provisions of Section 116.7, per inspection	\$47.00
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – one-half hour)	\$47.00
4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed, per hour (minimum charge – one-half hour)	\$47.00

[Ord. 4643 § 4, 2013; Ord. 4467 § 3, 2007; Ord. 4390, 2004; Ord. 4002 § 2, 1995.]

3.01.190 Rates and fees – Plumbing.

A. Plumbing Permit Fees. Plumbing work undertaken as part of new construction for a building permit shall not be charged a separate fee. Such plumbing work shall be included in the building permit fee schedule for the new construction set forth in ECC 3.01.180. Plumbing work undertaken that constitutes the installation of new plumbing equipment only and not as part of new construction shall be charged according to the following fee schedule:

1. For the issuance of each plumbing permit, an administrative fee of \$30.00 shall be charged.
2. For the issuance of a supplemental permit for which the original permit has not expired or been canceled or finalized, an administrative fee of \$9.00 shall be charged.
3. In addition to the administrative fee, a fee of \$10.00 shall be charged for each separate installation of the following plumbing features throughout the proposed construction:

Bathtub	Dishwasher	Floor drain
Shower	Water heater	Roof drain
Water closet	Washer	Urinal
Wash basin	Laundry tray	Hose bib
Kitchen sink	Stop sink	

[Ord. 4467 § 4, 2007; Ord. 4390, 2004; Ord. 4314, 2002; Ord. 3799 § 4, 1992.]

3.01.200 Violations – Unlawful acts.

It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city, or cause the same to be done, contrary to

or in violation of any of the provisions of this chapter or Chapter 3.03 ECC, or without having complied with the provisions hereof. [Ord. 4701 § 2, 2015; Ord. 3257 § 4, 1980; Ord. 3056 § 4, 1975.]

3.01.210 Fees – additional charges.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to the following fees in addition to the required permit fees:

Commercial or industrial building:	Twice the normal and customary permit fee
Residential building:	Twice the normal and customary permit fee

Such fees must be paid before review of any application, including building plans, by the department. [Ord. 4896 § 2, 2022.]

3.01.240 Violations – Penalty.

- A. Civil Violation. Any violation of any of the provisions of this chapter or Chapter 3.03 ECC constitutes a civil violation as provided for in Chapter 1.80 ECC, for which a monetary penalty may be imposed as provided therein.
- B. Criminal Penalty. In addition to any civil violation penalty which may be imposed pursuant to subsection (A) of this section, and notwithstanding the provisions of the building codes adopted in ECC 3.01.040, any person, firm or corporation violating any of the provisions of said codes shall be guilty of a misdemeanor and upon conviction of any such violation such person is punishable by a fine of not more than \$1,000 or by imprisonment for not more than 90 days, or by both such fine and imprisonment.
- C. Separate Offense. Each day or portion thereof upon which a violation occurs constitutes a separate offense for purposes of subsections (A) and (B) of this section.
- D. Destruction of Notice. It shall be unlawful for any person to remove, mutilate, destroy or conceal any notice issued and posted by the building official pursuant to the provisions of this chapter or the technical codes. [Ord. 4701 § 3, 2015; amended during 2007 codification; Ord. 4002 § 3, 1995; Ord. 3257 § 5, 1980; Ord. 3056 § 5, 1975.]