

Building Department

Permit Fees

Inspection Requests Require 24 Hour Advance Notice

Permit Fees. The fee for each permit shall be set forth in the City's fee schedule. The determination of value or valuation under any of the provisions of this code shall be made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment.

Plan Review Fees. When submittal documents are required by Section 106 of the International Building Code and International Residential Code, a plan review fee shall be paid at the time of the submitting the submittal documents for plan review. The plan review fee shall be 65% (percent) of the building permit fee. The plan review fees specified are separate from the permit fees specified and are in addition to the permit fees.

Change/Incomplete Applications. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.3.4.2 of the International Building Code, an additional plan review fee shall be charged at the rate shown in the Building Permit Fee Table.

Zoning

R-L - Single Family Residential	(CMC 17.20)
R-M - Multi-Family Residential	(CMC 17.24)
C-L - Low Density Commercial	(CMC 17.28)
C-H - High Density Commercial	(CMC 17.32)
C-HS - Highway Service Comm.	(CMC 17.36)
C-W - Waterfront Commercial	(CMC 17.40)
W-1 - Warehousing & Industrial	(CMC 17.44)
SUD - Special Use District	(CMC 17.46)
T-A - Tourist Accommodations	(CMC 17.48)
P - Public Lands & Facilities	(CMC 17.50)
P-D - Planned Development	(CMC 17.52)
Conditional Uses	(CMC 17.56)
Signs	(CMC 17.58)

Note: Always look up zone sections for conditions of each use.

Chelan Municipal Code (CMC) is online at Cityofchelan.com

Design Criteria

Ground Snow Load	45 PSF
Roof Snow Load	35 PSF
Wind	85 MPH
Exposure	"C"
Frost Depth	18 INCHES
Seismic Design Category:	
Residential	"C"
All Others	"D"

Code Enforcement

Weed abatement administration -	\$125
Nuisance penalty -	per CMC 8.26.100e
Junk/abandoned vehicle -	\$100-150 based upon size

Planning Department

Permit Fees

Please call the Planning Dept. for Current Fees

Shoreline Management Administration

Substantial Development *	
• Non-exempt docks	\$335
• Non-exempt bulkheads	\$335
• Boat lifts (permanent)	\$335
• Landfill, utility and road construction above OHWM	\$335
• Residential development 2-4 units and B & B's	\$335
• All others	\$335
Variance *	\$335
Conditional Use Permit	\$335
Time Extension	\$135
Revision	\$650
Environment change	\$665
Text Amendment	\$665
Non-permit service Site Inspection	\$100

Plat Administration

Preliminary Plat *	\$500 + 20/lot
Final Plat	\$ 70 + 20/lot
Short Plat Review and Decision	\$200 + 70/lot

* Requires a Hearing Examiner Fee

State Environmental Policy Act (SEPA)

Environmental Checklist

- Determination of Non-Significance \$250
- Mitigated DNS (MDNS) \$250 + cost/hour
- Environmental Impact Study Cost/hour \$750 min. deposit

Zoning Administration

Zone Reclassification or Planned Dev.*	\$675
Planned Development-minor amendment	\$340
Zoning Code Text Amendment	\$665
Comprehensive Plan Amendment, Text or Designation	\$665
Conditional Use Permit *	\$400
Low Impact Cup, Home occupation	\$ 50
Amendment of CUP	\$200
Amendment to Low Impact CUP	\$ 50
Variance:	

- Before any construction takes place * \$300
- After any construction has started, * Value of Value of structure that is seeking variance:

\$0 - \$100,000	\$405
Over \$100,000	\$575
- Administrative Variance \$270
- Appeal of Administrative Decision * \$485
- Appeal of Hearing Body Decision * \$485
- Hearing Examiner \$450
- Hearing Examiner-Special Hearing (determined after comment period) \$115/hr
- Boundary Line Adjustment \$150