



2025 Fee Guide 04, Commercial or Multifamily Residential Building Construction

Minimum Required Fees:	Application	Permit
Structures		
Structures not specified otherwise below	Valuation-Based	Valuation-Based
Building change of use only (a)	\$849	\$367
Communication antenna	\$2,944	\$1,325
Communication pole/tower	\$5,489	\$3,746
School portable (f)	\$4,612	\$3,698
Sign (e)	\$1,398	\$645
Trail bridge	\$37 per Lineal Ft	\$57 per Lineal Ft
Demolition or relocation	\$697	
Accessory System or Equipment Installation or Modification		
Mechanical system only	Valuation-Based	Valuation-Based
High-piled storage only	\$1,398	\$1,497
Emergency generator, each	\$1,398	\$1,497
Tank or underground fuel piping system, each	\$849	\$849
Alarm system, per addressable panel, installed or modified (g)	\$849	\$1,015 + \$21 per device
Sprinkler system, per riser, installed or modified (h)	\$849	\$1,015 + \$21 per head
Other fire suppression or detection systems or equipment, each	\$1,398	\$1,497

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Additional Fees, If Required: (b)		
Plan re-submittal, after the second, or revision to an issued permit, each		(c)
State building code	minimum fee per building permit	\$25
surcharge: (d)	fee per additional dwelling unit permitted	\$2
Certificate of occupancy:	individual townhouse or part of a building not completely constructed	\$387
	more than one building per permit	\$849
Temporary certificate of occupancy per building or tenant space		\$849
Letter of completion for shell construction when more than one building per permit		\$849
	each building, per site visit	\$367
Occupancy and operating permit inspection:	operating permit – initial permit, per item	\$150
	operating permit – permit renewal, per item	\$100

- (a) If change of use includes building alterations, then the fee for building alterations is charged in lieu of the fee for change of use.
- (b) For site construction fees, see Guide 05. For road construction fees, see Guide 06. For storm water facility construction fees, see Guide 07. For environmental review fees, see Guide 08.
- (c) The fee is based on the plan changes as a portion of the total project, as determined by the department. The construction value of plan or permit changes, per Guide 04, may be used to determine plan re-submittal or permit revision fees.
- (d) Per WAC 51-05-200, the State surcharge is not applicable to mechanical or fire protection systems, or tank permits, but is applicable to permits for the demolition of buildings.
- (e) Multiple wall signs of similar construction and attached to the same structure are subject to a single fee.
- (f) Fee amount includes up to three portable classroom units. Installation of three portable units triggers drainage review and concomitant review fees.
- (g) The review fee does not apply to alarm systems with 10 devices or fewer, each building.
- (h) The review fee does not apply to sprinkler systems with 10 heads or fewer, each building. Permit and fee includes tie-in to alarm system, if any.

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Method of Calculating Valuation-Based Building Construction Fees

The permit technician or plans examiner determines the County valuation of the building construction or mechanical installation of a project, using data tables that list the standard construction cost per square foot, by type of construction and occupancy, or other data provided by the permit applicant. The County generally uses data tables published by nationally recognized code organizations but may use other means to estimate valuation as needed. The County valuation is then applied to the fee tables below to determine the required plan review and inspection fees.

Department Valuation	Building or Mechanical Plan Review Fee
\$1 - \$25,000.00	\$90, plus \$24 per \$1,000 of Value
\$25,000.01 - \$50,000.00	\$690, plus \$18 per \$1,000 of Value > \$25,000
\$50,000.01 - \$100,000.00	\$1,140, plus \$12 per \$1,000 of Value > \$50,000
\$100,000.01 - \$500,000.00	\$1,740, plus \$10 per \$1,000 of Value > \$100,000
\$500,000.01 - \$1,000,000.00	\$5,740, plus \$7 per \$1,000 of Value > \$500,000
\$1,000,000.01 - \$5,000,000.00	\$9,240, plus \$6 per \$1,000 of Value > \$1,000,000
Over \$5,000,000.00	\$33,240, plus \$5 per \$1,000 of Value > \$5,000,000

Department Valuation	Building or Mechanical Inspection Fee
\$1 - \$25,000.00	\$160, plus \$39 per \$1,000 of Value
\$25,000.01 - \$50,000.00	\$1,135, plus \$27 per \$1,000 of Value > \$25,000
\$50,000.01 - \$100,000.00	\$1,810, plus \$19 per \$1,000 of Value > \$50,000
\$100,000.01 - \$500,000.00	\$2,760, plus \$15 per \$1,000 of Value > \$100,000
\$500,000.01 - \$1,000,000.00	\$8,760, plus \$12 per \$1,000 of Value > \$500,000
\$1,000,000.01 - \$5,000,000.00	\$14,760, plus \$9 per \$1,000 of Value > \$1,000,000
Over \$5,000,000.00	\$50,760, plus \$6.50 per \$1,000 of Value > \$5,000,000

This information is a general guide and should not be used as a substitute for current codes and regulations. Please contact King County Permitting at 206-296-6600, or email DPERWebInquiries@kingcounty.gov for additional information.