

# Estimated Fees and Cost for a New Single Family Home

Building a home is more than foundation, walls, and a roof. For example; the structure's placement on the property would need to be determined with a survey, or there may be doubt of ground stability, (if the ground is able to support the weight of the structure). In these cases a licensed engineering analysis would be necessary to provide the proper information. These mentioned events would constitute unforeseen cost to the project. This information packet is designed to help warn you of unforeseen cost, although, this is not a complete list of possible costs, it is a list of common unforeseen expenses to be calculated in your projects budget. Rates are subject to change at anytime.

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## **BUILDING PERMIT AND PLAN REVIEW FEES AND DEPOSIT**

A plan check deposit is collected when the construction documents are submitted to the City (the deposit is 65% of the building permit fee) example:

If the total area for finished space is 2000 square and 1000 square feet of unfinished area (deck, balcony, and garage) the fee calculation would be as follows: (Based on the February 2007 issue of Building and Safety Journal)

ICC estimated cost per square foot will determine the valuation.

2000 sqft times \$101.95 = \$203,900.00 for finished area  
1000 sqft times \$39.61= \$39,610.00 for unfinished area  
Total valuation is \$243,510.00

The Valuated amount would then be used with the current Brier fee Schedule.

After determining the permit fee (\$2654.26); the plan review fee and deposit would be 65% of the building permit fee or in the example \$1725.27 Total building permit and plan review fee would be \$4379.53

## **PROFESSIONAL SERVICES**

In some cases, additional user service fees will be assessed, for use of the professional services groups contracted by the City Of Brier. They provide review in special conditions for sanitary sewer, stormwater management, legal questions, and environmental impact issue, arising from the proposed project. The fee are billed in monthly increments to the City Of Brier, and re-billed to the property owner of the project. The professional service fees range from \$145.00 to \$210.00 per hour.

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## **SANITARY SEWER**

Side sewer permit is required for all new construction (if connecting to public sewer).

Septic systems are referred to Snohomish County Health Department for approval, if sewer connection is not possible, or if the plan is to use an existing septic system.

Sanitary side sewer fees are as follows:

New Construction	\$250.00
Major Repairs	\$250.00
Minor Repairs	\$50.00
Re-inspection	\$75.00

If a property is being connected to the sanitary sewer for the first time, an area fee is assessed for the construction of the public system. This fee is based on lot area and a pre-set charge per foot, which was determined at the time the sanitary sewer service, was available. For the fee which applies for your project, contact the Community Development Clerk. Note the majority of the area fees have been paid and may not apply to your project.

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## **Working In the Public Right of Way**

Anytime a project encroaches into the public right of way, permission from the City Of Brier is required. A street opening/right of way use permit is the method of asking permission and proof of permission granted. The application is reviewed and conditions are set for approval. Example; would be a refundable \$ 3000.00 bond or assignment of funds must be secured before work is started. This bond would guarantee that all work would be done within compliance of code, and the right of way would be restored to Public Works satisfaction.

The bond could be held for up to one year.

The fees are based upon the extent of work being performed, as is the bond requirements.

Utilities such as, PUD, PSE, and Cable Companies apply for permits when they are installing from the street to the house or business, the street opening/right of way fees are, in most cases, paid by those utility companies.

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## **Stormwater Management Utility**

Every construction project is required to connect impervious surface water run-off into an existing controlled area or have a licensed engineer design the system within the guidelines

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established by Brier's Drainage Guidelines for impervious surfaces of 5000 square feet and under, or the Department of Ecology's Western Washington Stormwater Management Manual (if over 5000square Feet of impervious area). The stormwater management plan for the project should be submitted with the construction documents.

The permit for connection to a public system is \$75.00. This fee is assessed with the sanitary sewer permit fee.

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### Additional Costs

The following maybe requested by the City Of Brier;

1. Geotech report
2. Survey report
3. SEPA review
4. Engineered fill report.
5. Wetlands Biologist report.

This information would be done by a State Licensed independent company hired by the property owner or agent of the owner. The hiring and charges for these services; are the sole responsibility of the property owner.

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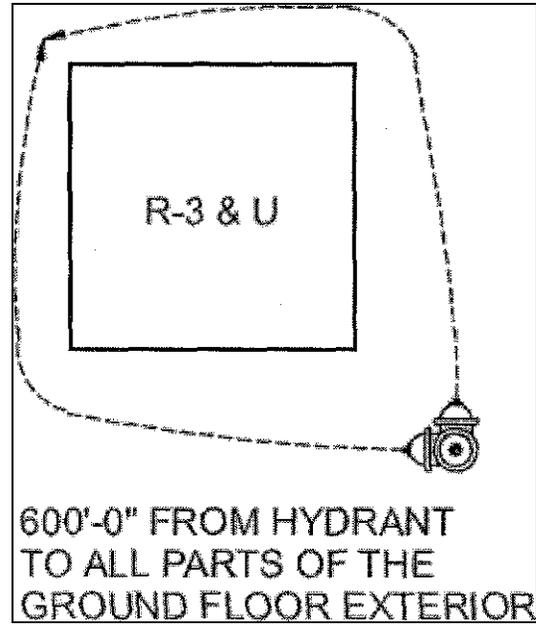
### Tree Preservation

If your property size is over 25,000 square feet; a plan for tree removal and replacement must be submitted for approval by the Community Development Director. City Staff hourly fees are \$60.00. For more information see Brier Municipal Code Section 18.20.010

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### FIRE SAFETY REQUIREMENTS

The International Fire Code (IFC) regulates; water supply and flow rates to a structure, in chapter 508. R-3 occupancy is the classification for a single family home. Chapter 5 section 508.5.1 exception 1; requires a single family home or a utility building to have 600 or less feet from a hydrant. (See diagram)



If your structure is outside the IFC code requirements, there are two options for compliance.

1. You may opt to completely sprinkler the structure with the NFPA-R13 system, the cost is approximately \$1.25 to \$1.75 per square foot.

2. The installation of a new fire hydrant within the 600 foot requirement would be another option. For cost details you will need to contact Alderwood Water

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Our Staff is available for questions, Monday through Friday 9am to 5pm (except holiday). Contact us by phone at (425) 775-5440, or stop by City Hall. Our website also has information at [www.ci.brier.wa.us](http://www.ci.brier.wa.us).