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**ORDINANCE NO. 849**

AN ORDINANCE OF THE CITY OF CARNATION, WASHINGTON, AMENDING CHAPTER 16.01 CMC CONSTRUCTION AND BUILDING CODES; PROVIDING FOR THE SUBMISSION AND REVIEW OF TEMPLATE REGISTERED PLANS FOR HOMES WITHIN A RESIDENTIAL SUBDIVISION; ESTABLISHING A FEE STRUCTURE THEREFORE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, the City has adopted by reference the Washington State Building Code, together with local modifications, and has codified the same at Chapter 16.01 CMC; and

WHEREAS, the City desires to amend the Construction Administrative Code set forth at CMC 16.01.010 in order to provide builders and developers the option of utilizing a template set of registered plans for homes within a residential subdivision; and

WHEREAS, allowing this option will facilitate and streamline the permit review process for residential structures and will create a meaningful savings of both public and private resources; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF CARNATION, WASHINGTON, DO  
ORDAIN AS FOLLOWS:

Section 1. Amendment of CMC 16.01.010. Subsection 108.3 of the Construction Administrative Code codified at CMC 16.01.010 is hereby amended to provide in its entirety as follows:

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SECTION 108

FEES

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**108.3 Plan Review Fees.** When submittal documents are required by Section 106 of this code, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The Building Official may charge a deposit, in lieu of the full plan review fee if the full amount is not known at the time. Any plan review deposit shall be applied toward the total plan review fee owed. The actual permit fees and related plan review fee shall be determined upon completion of the plan review and the balance owing shall be paid at the time of permit issuance. The plan review fee shall be a separate fee from the permit fees specified in this section and is in addition to the permit fees. 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, an additional plan review fee may be charged.

**108.3.1 Registered Plans.** Registered plans may be provided for plan review for residential building permits within a specific formal subdivision, as follows. Sixty-five percent of the building permit fee as provided by resolution of the city council, based on the value of the building, plus current hourly rate as city council may establish by resolution for plan review required by changes, additions or revisions to plans, shall be charged for the initial registered plan. Thirty-five percent of the building permit fee as provided by resolution of the city council, plus current hourly rate as city council may establish by resolution for plan review of modifications to registered plan, shall be charged for review of subsequent plans which conform to an approved registered plan. A site plan review shall be required for each individual building permit and the full building permit fee shall also be charged. For purposes of this subsection, "registered plans" means a complete set of construction drawings for a single-family residence which, when approved by the building official, is registered and may be used as the construction drawings in subsequent basic residential permit applications for residential structures located within the same subdivision.

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Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity

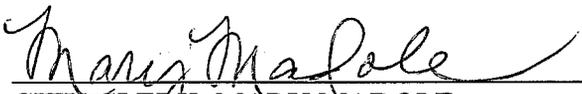
or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

APPROVED by the Carnation City Council this 2nd day of September, 2014.

  
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MAYOR, JIM BERGER

ATTEST/AUTHENTICATED:

  
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CITY CLERK, MARY MADOLE

FILED WITH THE CITY CLERK: ..... 08/28/2014  
PASSED BY THE CITY COUNCIL: .... 09/02/2014  
PUBLISHED: ..... 09/10/2014  
EFFECTIVE DATE:..... 09/15/2014  
ORDINANCE NO. .... 849