

# Chapter 246-314 WAC Construction Review Services

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### 246-314-001 Purpose.

The purpose of this chapter is to establish fees to support the department's predesign, subsequent review, approval activities, and to enable the department to provide technical assistance for health and residential care facility construction projects.

### 246-314-010 Definitions.

For the purpose of this chapter the following words and phrases will have the following meanings unless the context clearly indicates otherwise:

- (1) **"Certified"** means facilities that must be certified to participate in medicare or medicaid programs and meet physical environment minimum standards as required in the Code of Federal Regulations.
- (2) **"Change of approved use only"** means a change in the function of a room that does not alter the physical elements.
- (3) **"Interior finishes"** means products such as carpet, vinyl wall covering, wall paper, or paneling applied to an existing surface as the exposed surface.
- (4) **"Licensed"** means facilities licensed from the state department of health (DOH) or state department of social and health services (DSHS) that must obtain approval from construction review services before licensure activity.
- (5) **"Permit"** means a recommendation to the licensing or certifying authority from construction review services indicating that a facility meets the physical environment rules and the plan review process is complete.
- (6) **"Program"** means the Washington state department of health, construction review services.
- (7) **"Project"** means a change to a facility including new construction, replacement, alterations, additions, expansions, conversions, change of approved use, improvements, remodeling, renovating, and upgrading of the following types of facilities:
  - (a) **"Ambulatory surgery center"** defined as a facility that is required to be certified for participation in medicare or medicaid;
  - (b) **"Boarding homes"** licensed under chapters 18.20 RCW and 388-78A WAC;
  - (c) **"Correctional facilities"** as defined under RCW 43.70.130(8);
  - (d) **"Hospice care center"** licensed under chapters 70.127 RCW and 246-335 WAC;
  - (e) **"Hospitals"** licensed under chapters 70.41 RCW and 246-320 WAC;
  - (f) **"Maternity homes"** and **"childbirth centers"** licensed under chapters 18.46 RCW and 246-329 WAC;
  - (g) **"Migrant worker housing"** licensed under chapter 246-359 WAC. Plan review fees for migrant worker housing are set in chapters 246-358, 246-359, and 246-361 WAC;
  - (h) **"Nursing homes"** licensed under chapters 18.51 RCW and 388-97 WAC;
  - (i) **"Private alcoholism hospitals"** licensed under chapters 71.12 RCW and 246-324 WAC;
  - (j) **"Private psychiatric hospitals"** licensed under chapters 71.12 RCW and 246-322 WAC; and
  - (k) **"Residential treatment facilities"** licensed under chapters 71.12 RCW and 246-337 WAC.
- (8) **"Project cost"** means all costs directly associated with the project, initially estimated and corrected by certification to the date of completion of the project and including all

fixed and installed clinical equipment in the project and contractor supervision, inspection, and overhead. This cost does not include

- (a) Taxes;
  - (b) Architectural or engineering fees; and
  - (c) Land acquisition fees.
- (9) **“Project sponsor”** means the person, persons or organization, planning and contracting for the design and construction of facilities, generally the owner or the owner’s representative.
- (10) **“Technical assistance”** means assistance provided by the program to facilities either at the program offices or at the project location including:
- (a) Information on the laws, rules and compliance methods and technologies applicable to the regulations;
  - (b) Information on methods to avoid compliance problems;
  - (c) Assistance in applying for permits, licensure or certification;
  - (d) Information on the mission, goals, and objectives of the program; and
  - (e) Assistance to parties constructing projects not required to be licensed or certified and voluntarily wish to comply with rules or guidelines in the interest of safety or best practices.
- (11) **“Value of existing construction”** means the value of an existing building or portion thereof at the time of project submission, based on the current market value of the structure as documented by the project sponsor, or, as determined by assigning a cost per square foot value.

#### **246-314-015 Application requirements.**

The project sponsor shall submit to the program:

- (1) An estimated permit value at the time of application. Permit valuations include the total value of work, including materials and labor, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If the program determines the valuation is underestimated, the program shall deny the application unless the applicant can show detailed estimates to meet the program’s approval. Final building permit valuation is set by program;
- (2) A completed project review application form with project documents for review;
- (3) Documentation as required by the applicable licensing or certification rules; and
- (4) The appropriate fee based upon the initial project construction cost as determined from the construction fee table in WAC 246-314-990.

#### **246-314-990 Construction review fees.**

- (1) Upon prior approval by the program the project sponsor may exclude from the “project cost” the cost for fixed or installed technologically advanced clinical equipment such as but not limited to: Lithotripters, CT scans, linear accelerators, and MRIs.
- (2) The program shall charge a flat fee for the review of the following projects:
  - (a) Installation of interior finishes only, one hundred twenty dollars;
  - (b) Change of approved use only, one hundred twenty dollars;
  - (c) The first submission for review and approval of the site installation of a mobile unit, four hundred seventy dollars. Each additional submission of the same project, two hundred eighty-five dollars;

- (d) The first submission for review and approval of the equipment supplier of a mobile unit, four hundred seventy dollars. Each additional submission of the same project, two hundred eighty-five dollars;
  - (e) Each eight staff hours or fraction thereof for technical assistance, four hundred ten dollars. For technical assistance requiring travel, the program may increase the fee to include travel.
- (3) Building conversion fees will be based on the value of existing construction and derived from the fee schedule. The existing construction value is based on the local area cost data. Current cost data will be made available and posted on the construction review services web site. Project sponsors may submit specific cost data that accurately describes the estimate good faith value for the program's consideration.

**CONSTRUCTION FEE TABLE**

Project Cost			Project Review Fee
\$0	to	\$999	\$120
\$1,000	to	\$1,999	\$250
\$2,000	to	\$2,999	\$325
\$3,000	to	\$4,999	\$410
\$5,000	to	\$9,999	\$530
\$10,000	to	\$19,999	\$665
\$20,000	to	\$29,999	\$820
\$30,000	to	\$39,999	\$975
\$40,000	to	\$49,999	\$1,125
\$50,000	to	\$64,999	\$1,325
\$65,000	to	\$79,999	\$1,535
\$80,000	to	\$99,999	\$1,845
\$100,000	to	\$124,999	\$2,200
\$125,000	to	\$149,999	\$2,550
\$150,000	to	\$199,999	\$2,970
\$200,000	to	\$249,999	\$3,325
\$250,000	to	\$324,999	\$3,650
\$325,000	to	\$449,999	\$4,100
\$450,000	to	\$574,999	\$4,600
\$575,000	to	\$699,999	\$5,200
\$700,000	to	\$849,999	\$5,825
\$850,000	to	\$999,999	\$6,550
\$1,000,000	to	\$1,249,999	\$7,150
\$1,250,000	to	\$2,499,999	\$7,850
\$2,500,000	to	\$2,999,999	\$8,550
\$3,000,000	to	\$3,499,999	\$9,300
\$3,500,000	to	\$4,999,999	\$10,750
\$5,000,000	to	\$6,999,999	\$12,200
\$7,000,000	to	\$9,999,999	\$13,800
\$10,000,000	to	\$14,999,999	\$15,850
\$15,000,000	to	\$19,999,999	\$17,850
\$20,000,000	to	\$29,999,999	\$19,900
\$30,000,000	to	\$39,999,999	\$23,000
\$40,000,000	to	\$59,999,999	\$25,600
\$60,000,000		and over	\$28,700

- (4) Fee reductions. The program may decrease the project review fees, when:
  - (a) The project sponsor requests a reduction in the fee according to subsection (1) of this section;
  - (b) The project is prepared by a state licensed architect or engineer when architectural or engineering services are not required by rule. In this case the project may qualify for a reduction of up to fifteen percent;
  - (c) A facility is converted from another occupancy as defined by the state building code; a facility is converted from one license to another; or, a facility that is currently unlicensed, but was previously licensed through the DOH or DSHS, wishes to be reviewed for licensure, then the construction review fee reduction of up to fifty percent from that shown on the construction review fee schedule shall be allowed. The amount of fee reduction will be determined by the estimated amount of systems review required to ensure that the rules have been met;
  - (d) Total fee reductions may not exceed seventy percent of the original estimated review fee.
- (5) Refunds. The program shall refund fees paid when requested by the applicant as follows:
  - (a) The final project cost as shown on the project completion card is less than the project cost shown on the application.
  - (b) If an application and fee has been received but no plan review or technical assistance has been performed by the program, three-fourths of the fees paid;
  - (c) If an application and fee has been received and plan review or technical assistance has been performed by the department, one-half of the fees paid;
  - (d) No fees paid by the applicant will be refunded if any of the following applies:
    - (i) More than two on-site visits, conferences, or plan reviews for any purpose have been performed by the program;
    - (ii) One year has elapsed since an application and fee is received by the program, but no permit is issued because applicant failed to complete requirements for permit;
    - (iii) The amount to be refunded as calculated by (a), (b), or (c) of this subsection is one hundred twenty dollars or less;
    - (iv) Approval or authorization to begin construction has been given or construction has commenced; or
    - (v) A request has not been received to cancel the project.