



**Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE
POLICY/CODE
INTERPRETATION #:** CI-112

**MUNICIPAL
CODE SECTIONS:** RMC 4-6-060D.1 Street Standards, Exemptions

REFERENCE: Ordinance No. 4521, 6-5-1995
Ordinance No. 5703, 12-9-2013

SUBJECT: Exemption Valuation for New Construction or Additions

BACKGROUND: The exemption for new construction or addition with valuation less than fifty thousand dollars (\$50,000.00) has been in place prior to 1995. Many new construction and alterations exceed this valuation because of inflation and the increase in construction costs since this exemption has been in place.

JUSTIFICATION: The intention of this exemption was to exempt construction that would be minimal in nature; however, with inflation and the increase in construction costs, even small alterations trigger this threshold. Increasing the exemption criteria would require only major construction projects to trigger this threshold and allow minor alterations to move ahead without the responsibility of constructing complete streets.

DECISION: Amend RMC 4-6-060D to increase exemption for new construction or addition valuation from fifty thousand dollars (\$50,000.00) to one-hundred and fifty thousand dollars (\$150,000.00).

**ADMINISTRATOR
APPROVAL:** _____
C. E. "Chip" Vincent

EFFECTIVE DATE: March 24, 2017

**APPEAL
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE
AMENDMENTS
NEEDED TO
IMPLEMENT
DETERMINATIONS:**

RMC 4-6-060D STREET STANDARD EXEMPTIONS:

The following exemptions shall be made to the requirements listed in this Section:

1. New construction or addition with valuation less than ~~fifty thousand dollars (\$50,000.00)~~ one-hundred and fifty thousand dollars (\$150,000.00).
2. Interior remodels of any value not involving a building addition.

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