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WATER AND SEWER GENERAL FACILITY CHARGES

This document is used for determining the General Facility Charge (GFC). The GFC's are intended to cover the entire cost of the development of the City of Fife's capital facilities, as identified in their respective comprehensive plans. The GFC's are in addition to all normal application and installation fees. This information is also required for the SEPA checklist. The GFC dollar amounts may be included as mitigation measures. All new developments that connect to the City's water or sewer system, and all existing commercial and industrial developments that increase their consumption of water and/or sewer generation over specific base flows, are required to pay GFC's.

The required information is detailed below:

- A. If the Applicant has an existing identical development, please provide:
 - 1. Square footage of the existing and proposed structure(s).
 - 2. Number of employees at the existing and proposed development.
 - 3. Hours of operation at the existing and proposed place of business.
 - 4. A copy of 6 months of the appropriate utility bills.
 - 5. A comparison of the product and/or output of the existing and proposed business.

- B. If the Applicant does NOT have an identical development, please provide:
 - 1. Describe use and identify local developments that are as similar as possible.
 - 2. The proposed square footage.
 - 3. The number of employees.
 - 4. The hours of operation.
 - 5. Any unusual information concerning high or low uses of water and/or sewer.

- C. For landscape irrigation, please provide:
 - 1. Information stamped by a Washington State licensed Architect or Engineer.
 - 2. Number of zones and flow per zone.
 - 3. Number of days of operation per year.

Application Date: _____ Permit Number: _____

Name of Applicant: _____ Phone Number(s): _____

Development Name and Address: _____

Please be patient; the Engineer reviewing your submittal **will** calculate the GFC's and **will** provide the information to you and the Permit Coordinators (PC's). The PC's will not have this information until it is provided by the reviewing Engineer. **If you need to check on the status of your submittal or GFC calculation, please call the Public Works office at 253-922-9315. You may need to provide a permit number.**



WATER AND SANITARY SEWER GENERAL FACILITY CHARGES

What are general facility charges (GFC)?

A General Facility Charge (GFC) is a charge to purchase capacity in and fund improvements to the City water and/or sanitary sewer system to address the added demand placed upon the system(s). GFC's are intended to cover the entire cost of developing capital facilities, as identified in the Comprehensive Water Plan and Comprehensive Sewer Plan.

What is a general facility charge based on?

GFC's are based on a measurement called Equivalent Residential Units (ERU's). In most cases, ERU's are calculated based on the anticipated demand a proposed use will place on the water and/or sanitary sewer system. This will take into account the size of the building, number of employees, hours of operation and other considerations.

In what situations are GFC payments typically required?

GFC's are typically required to be paid in three situations.

1. New development that connect to the City's water and/or sanitary sewer system.
2. Expansions of development (e.g. adding square footage) or intensifying the use such that water consumption and/or sewer generation increases.
3. Change of uses in existing tenant space where the new use has increased use of and demand upon the water and/or sanitary sewer system.

The above takes into account all aspects of the use/development including, for instance, landscape irrigation.

In addition, if after connection of a nonresidential service the actual water usage has increased or the property use expanded so that there is a greater number of ERUs being used on the property than for which the general facility charge was paid, the property owner shall pay to the city an additional general facility charge based upon the new or expanded use.

When are GFC's paid?

In instances where the proposed development has not yet connected to the City's water or sanitary sewer system, the GFC's must be paid prior to the issuance of the permit that authorizes the connection.

In instances where a use is already connected to the City's water and/or sanitary sewer system exists, GFC's must be paid prior to issuance of the building permit (or related permit issuance.)

In certain circumstances, credit against the general facility charge may exist for property owners that pay final assessments through a local improvement district formed by the city. City staff will inform you if such a situation exists.

How much is the cost?

Water and sanitary sewer GFC's are based on a fee schedule adopted in the Fife Municipal Code. The rate is based on ERU's as follows:

- Water \$5,266 per equivalent residential unit (ERU)*
- Sanitary Sewer \$4,015 per equivalent residential unit (ERU)*

*An ERU for this purpose is 230 gallons per day for nonresidential connections. An ERU for residential connections is one single-family house, apartment unit, condominium unit, or townhouse unit.

What information is required to be submitted to the City in order for the GFC fee to be calculated?

Information needed for the City to calculate the GFC will depend on the type of development being proposed (e.g. new development, addition to existing development, tenant improvement etc.) In general, though, the information needed will include:

- Square footage of existing and/or proposed buildings;
- Number of existing and/or proposed employees;
- Existing and/or proposed hours of operation;
- Any unusual information concerning high or low use of water and/or sanitary sewer;
- Should there be an existing identical development, you may provide copies of six continuous months of utility bills for that development.

In instances involving landscaping irrigation, please provide:

- Number of zones and flow per year; and
- Number of days of operation per year.

Irrigation information must be stamped by a Washington State licensed Architect or Engineer.

The above information must be submitted with the permit application. Not providing the information with the permit application may delay processing of the permit application.

Estimates of the GFC can be provided prior to making a permit application by providing the same information above. Final calculation of the GFC will then be made when the permit application is formally submitted and reviewed.

For more information, please contact the City of Fife Department of Public Works at 253 922-9315.