

RESOLUTION NO. 16-01

**A RESOLUTION MODIFYING THE BUILDING DIVISION FEE SCHEDULE AND AMENDING
RESOLUTION NUMBER 10-28**

WHEREAS, Oregon City Municipal Code Section 15.04.015 (B) authorizes the City to adopt by resolution, and revise from time to time, a schedule of fees for applications; and

WHEREAS, the City has revised fees as described in Exhibit 1; and

WHEREAS, the revised fee schedule is provided in Exhibit 2; and

WHEREAS, staff relies on revenue from these fees to fund inspections, plan review and administration of the Oregon Specialty Codes; and

WHEREAS, staff costs should include annual adjustment of the fees based on the consumer price index every year to account for inflation; and

WHEREAS, notice has been provided to Oregon Building Codes Division as required in Oregon Administrative Rule 918-020-0220; and

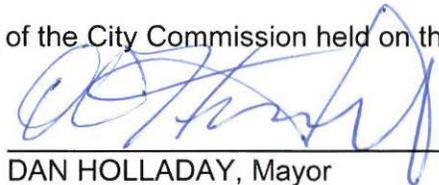
WHEREAS, the City Commission concludes that the City should recover, to the extent practicable, the actual cost of reviewing the applications.

NOW, THEREFORE, OREGON CITY RESOLVES AS FOLLOWS:

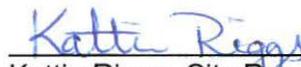
Section 1: The City hereby amends the Building Division Fee Schedule adopted in Resolution 10-28 to become effective April 1, 2016 and included as part of the Building Division Fee Schedule.

Section 2: Beginning on April 1, 2016, the amended fees identified in Exhibit 1 and included in the Building Division Fee Schedule shall be adjusted, along with all other fees identified on the Building Division Fee Schedule, annually on January 1st 2017 through January 1, 2022, based on the CPI-W for Portland, Oregon. Adjusted fees will be rounded to the nearest dollar.

Approved and adopted at a regular meeting of the City Commission held on the 2nd day of March 2016.


DAN HOLLADAY, Mayor

Attested to this 2nd day of March 2016:


Katie Riggs, City Recorder

Approved as to legal sufficiency:


City Attorney

Exhibit:

1. Fee Explanation
2. Building Division Fee Schedule

CITY OF OREGON CITY
BUILDING DIVISION

FEE ADJUSTMENT PROPOSAL

March 2016

The City of Oregon City's Building Inspection Department under the Community Development Program provides inspection and plan review services relative to conformance with the State of Oregon Structural, Mechanical, Plumbing, Electrical, Residential and Manufactured Dwelling Specialty Codes. These functions are funded through permit fees and charges.

Per OAR 918-020-0220, the City of Oregon City Building Department seeks to adjust the fees charged for permits issued based on the Oregon Structural, Residential, Mechanical and Manufactured Dwelling Specialty Codes and to maintain the current permit fees for the Oregon Electrical and Plumbing Codes.

BACKGROUND INFORMATION AND FACTS

The Building Inspection Program is a Division of the City's Community Development Department and is funded through the issuance of Building, Plumbing, Mechanical and Electrical Permits and Plan Reviews.

Overhead expenses for the Building Division includes expenses for the City Manager, City Recorder, Personnel Director, City Commission, Finance and Fleet Services. Other expenses includes charges for the general fund administration including utilities, insurance, maintenance etc. The proportionate costs are allotted using factors such as size of budget, number of full time employees and amount of floor space utilized by the Building Division.

The Building Division accounting is housed entirely in a special reserve fund called Building Operations. The fund has line items for each revenue source and for each type of expenditure. Each fund carries over a beginning balance which may be budgeted and spent in the following years.

Given the projected activity level for residential, commercial and industrial development in Oregon City, fee adjustments are necessary to maintain service levels and support the costs of the program.

Conversion to dedicated funding

As a result of the passage of legislation during the 1999 legislative cycle Oregon City's Building Division funds were converted to a dedicated funding in the beginning of FY 00/01.

Fund Balance and Contingency

The City of Oregon City wishes to establish a policy of maintaining a reserve-operating fund capable of carrying the department through the period of highs and lows in building activity.

The purpose of the fund balance is to allow a jurisdiction to maintain services over the valleys or slight downturns in workload. It is also designed such that monies are available to pay for “existing” workload already taken in. Based on comparisons with other jurisdictions and other analysis, the City’s goal is to maintain between four and six-month contingency fund balance. In addition to projected building activity, the City currently has approximately 400 active permits. This equates to an estimated 6 months worth of inspection activity. Therefore we believe that the four to six month balance is a reasonable goal.

Although the total number of permits issued by the division declined in FY 13/14, several factors have combined to maintain or even increase the division’s workload.

- The division has worked on and processed a large backlog of existing permits (some going back as far as 13 years) that had expired due to expiration of allotted time.
- The Building Division now performs plumbing and electrical inspections and plan reviews previously performed by Clackamas County.
- The State Building Codes have been revised in the past several years to include more comprehensive review requirements for areas such as seismic and wind design, accessibility requirements and energy conservation issues.
- The fact also exists that many of the remaining properties in Oregon City have complex environmental (water quality & flood plain etc.), engineering as well as complex building issues that must be addressed during the development and review process.
- Oregon City has a very large number of historic structures located within very active historic districts. Dealing with the complexities of historic structures requires significant amounts of time and coordination with Architects, Engineers and contractors as well as other City Departments, Boards and Commissions.
- Recent law changes have required that residential plans be completed within a shorter specific time frame and that the commercial building permit application process conforms to the requirements of Oregon Administrative Rule 918-020-0090.

Recommendation

The city believes that the proposed fee increases are reasonable and necessary in order to continue to administer and enforce the codes at current and projected levels of service and activity given:

- * The need to maintain and continue to improve customer service in plan reviews, inspections and service to the public at the front counter, over the phone and in the field.
- * The need to establish and maintain a reasonable cumulative reserve in a dedicated account for current operations.
- * The need to establish an Enforcement and Compliance program that identifies and corrects those organizations that are not getting proper permits, oversees enforcement of proper licensing, and investigates and corrects complaints of building code violations.
- * The need to provide adequate staffing levels to meet plan review, inspection and support staff needs to meet daily demands for counter assistance, filing and records management requirements.

PROPOSED FEE INCREASES

MECHANICAL PERMIT FEES.

Commercial:

The current commercial fee schedule is based upon the standardized fee methodology as stated in Oregon Administrative Rule 918-050-0100 effective January 1, 2009 and is calculated based on the value of the mechanical equipment and the installation costs. The last permit fee adjustment was 2008.

One and Two Family Residential:

The current mechanical permit fee schedule for one and two family residences like the commercial permit fees has not changed since 2008.

Background and proposed fees.

Commercial and one and two family mechanical permit activity results in approximately 25-30% of the divisions work load and current fee schedules only provide 4-5% of the division's revenue. As a result, the mechanical permit program of the division has carried by other permit activity. A 62.5% increase in fees is recommended for the minimum mechanical permit fee. The fee increase is necessary to make the program even close to being self-supporting. We recognize the fact that the fee increase represents a significant increase in mechanical permit fees. However, considering that fees have not been increased in 7 years and the fact that the mechanical program is not self-supporting, the increase is necessary.

EXISTING COMMERCIAL MECHANICAL PERMIT FEE COMPARISON

VALUATION	Minimum	\$5,000 to \$10,000	\$10,001 to \$100,000	\$100,001 and up
Beaverton	\$97.63	\$97.63 & \$2.81 per \$100	\$347.71 & \$2.54 per \$100	\$2608.71 & \$2.92 per \$100
Clackamas County	\$85.00	\$85.00 & \$1.66 per \$100	\$168.00 & 12.34 per \$1,000	\$1,279.00 & \$8.47 per \$1,000
Gresham	\$38.00	\$38.00 & \$5.00 per \$1,000	\$488.00 & \$14.00 per 1,000	\$1,748 & \$11.00 per \$1,000
Happy Valley	\$85.00	\$85.00 & \$1.66 per \$100	\$168.00 & \$10.20 per \$1000	1,068.00 & \$7.00 per \$1,000
Lake Oswego	\$75.00	\$40.25 & \$1.35 per \$100	\$253.00 & \$8.30 per \$1,000	\$1,560.00 & \$5.70 per \$1,000
Milwaukie	\$136.00	\$136.00 & \$2.10 per \$1,000	\$241.00 & \$16.00 per 1,000	\$1,681 + \$10.88 per \$1,000
Oregon City	\$52.25	\$52.25 & \$1.60 per \$100	\$132.25 & \$10.70 per \$1,000	\$1,166.80 & \$5.10 per \$1,000
Portland	\$95.00	\$95.00 & \$2.31 per \$100	\$302.90 & \$14.20 per \$1,000	\$1,580.90 & \$9.73 per \$1,000
Tigard	\$69.06	\$207.21 & \$2.81 per \$100	\$347.71 & \$2.54 per \$100	\$2,608.71 & \$11.02 per \$1,000
West Linn	\$100.00	\$100.00 & \$14.00 per \$1,000	\$672.00 & \$7.00 per \$1,000	\$1,029.00 & \$5.00 per \$1,000
Wilsonville**	\$61.55	\$61.55 & \$1.25 per \$1,000	\$123.05 & \$3.44 per \$1,000	\$432.65 & \$1.54 per \$1,000

** Currently reviewing fees to make adjustments.

PROPOSED COMMERCIAL MECHANICAL PERMIT FEE COMPARISON

VALUATION	Minimum	\$5,000 to \$10,000	\$10,001 to \$100,000	\$100,001 and up
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Milwaukie	\$136.00	\$136.00 & \$2.10 per \$1,000	\$241.00 & \$16.00 per \$1,000	\$1,681 + \$10.88 per \$1,000
Oregon City	\$85.00	\$85.00 & \$1.70 per \$100	\$170.00 & \$10.70 per \$1,000	\$1,295.00 & \$8.50 per \$1,000
Portland	\$95.00	\$95.00 & \$2.31 per \$100	\$302.90 & \$14.20 per \$1,000	\$1,580.90 & \$9.73 per \$1,000
Tigard	\$69.06	\$207.21 & \$2.81 per \$100	\$347.71 & \$2.54 per \$100	\$2,608.71 & \$11.02 per \$1,000
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Wilsonville**	\$61.55	\$61.55 & \$1.25 per \$1,000	\$123.05 & \$3.44 per \$1,000	\$432.65 & \$1.54 per \$1,000
AVERAGE	\$84.56	\$84.56 & \$1.68 per \$100	\$298.31 & \$1.62 per \$100	\$1,535.54 & \$9.82 per \$1,000

** Currently reviewing fees to make adjustments.

The division plans to closely monitor the mechanical program expenses/revenue in the future to ensure that the program can be self-supporting.

MANUFACTURED DWELLING FEES

Background and proposed fees

Oregon Administrative Rule 918-050-0130 requires all jurisdictions in the tri-county area to develop a single fee by January 2001. The single fee is to include the concrete slab or foundations when they comply with the prescriptive requirements of the State of Oregon Manufactured Dwelling Standard, electrical feeder and plumbing connections, and all cross-over connections.

Previously, items were charged separately a manufactured dwelling placement permit, an electrical permit for the electrical feeder and a plumbing permit for the plumbing connections. The agreement of the Tri-County Fee Methodology subcommittee was to combine the separate fees into a single fee.

**OREGON CITY MANUFACTURED DWELLING FEES
EXISTING, PROPOSED AND COMPARISONS**

	Oregon City Existing	Oregon City Proposed	Clackamas County	Portland	Happy Valley	Milwaukie	Tigard
Installation Permit	\$312.00	\$400.00	\$407.00	\$385.00	\$445.00	\$445.00	\$422.87
Earth Quake Bracing	Included	Included	\$103.00	\$104.00	\$85.00	\$135.00	Included
Total	\$312.00	\$400.00	\$510.00	\$489.00	\$530.00	\$580.00	\$422.87

STRUCTURAL PERMIT FEES/Background and proposed fees

Fees for structural permits are calculated by the use of separate tables. The first table establishes the amount per square foot that the structure is based on construction categories (i.e. a wood frame Vs masonry). The valuation table is determined by the International Code Council (ICC) and is published annually in the ICC Building Standards magazine as stated in Oregon Administrative Rule 918-050-0100. The second table is the fee table as it sets for the amount that will be charged per thousand dollars of valuation determined by the local municipality.

The recommendation is to increase the minimum present fee by 112.5% from \$40.00 to \$85.00. It should be noted that Oregon City has never requested an increase in building permit fee table, other than the minimum permit fee. An increase in building permit fees will also increase plan review fees, as plan review fees are calculated as a percentage (65%) of permit fees. As indicated in the comparison, the proposed fees lie well within the range of fees of neighboring jurisdictions.

EXISTING BUILDING PERMIT FEE COMPARISON

VALUATION	Minimum	\$500	\$2000 to \$25,000	\$25,000 to \$50,000	\$50,000 to \$100,000	\$100,000 and Up
Beaverton	\$81.86	\$82.46 & \$3.23 per \$100	\$129.91 & \$12.99 per \$1,000	\$428.00 & \$9.75 per \$1,000	\$672.43 & \$6.94 per \$1,000	\$1,019.43 & \$5.14 per \$1,000
Clackamas County	\$85.00	\$85.00	\$85.00 & \$7.40 per \$1,000	\$255.20 & \$6.72 per \$1,000	\$423.20 & \$4.48 per \$1,000	\$647.20 & \$3.74 per \$1,000
Gresham	\$49.00	\$49.00 & \$4.00 per \$100	\$109.00 & \$10.00 per \$1,000	\$339.00 & \$8.00 per \$1,000	\$539. & \$6.00 per \$1,000	\$839.00 & \$6.00 per \$1,000
Happy Valley	\$85.00	85.00	\$85.00 & \$11.10 per \$1,000	\$318.10 & \$8.25 per \$1,000	\$524.35 & \$5.55 per \$1,000	\$801.85 & \$4.65 per \$1,000
Lake Oswego	\$78.00	\$78.00	\$78.00 & \$9.40 per \$1,000	\$293.00 & \$6.75 per \$1,000	\$462.00 & \$4.70 per \$1,000	\$696.00 & \$3.00 per \$1,000
Milwaukie	\$125.00	\$125.00	\$125.00 & \$12.92 per \$1,000	383.40 & \$9.60 per \$1,000	\$623.40 & \$6.46 per \$1,000	\$946.40 & \$5.46 per \$1,000
Oregon City	\$40.00	\$40.00 & \$2.81 per \$100	\$72.19 & \$11.25 per \$1,000	\$328.13 & \$8.44 per \$1,000	\$536.25 & \$5.63 per \$1,000	\$811.88 & \$5.63 per \$1,000
Portland*	\$95.00	\$95.00 & \$2.44 per \$100	\$131.60 & \$9.54 per \$1,000	\$351.02 & \$7.02 per \$1,000	\$526.52 & \$4.65 per \$1,000	\$759.02 & \$3.83 per \$1,000
Tigard	\$53.27	\$53.27 & \$3.39 per \$100	\$104.12 & \$15.21 per \$1,000	\$453.95 & \$11.02 per \$1,000	\$729.45 & \$7.53 per \$1,000	\$1,105.95 & \$6.04 per \$1,000
West Linn	\$100.00	\$100.00	\$100.00 & \$14.00 per \$1,000	\$406.00 & \$11.00 per \$1,000	\$672.00 & \$7.00 per \$1,000	\$1,029.00 & \$5.00 per \$1,000
Wilsonville**	\$61.55	\$61.55	\$61.55 & \$1.23 per \$1,000	\$123.05 & \$3.44 per \$1,000	\$432.65 & \$1.54 per \$1,000	\$1,818.65 & \$1.54 per \$1,000

* Limits permits to an average of 5 inspections per permit and each additional inspection is charged at \$97.00.

** Currently reviewing fees to make adjustments.

PROPOSED BUILDING PERMIT FEE COMPARISON

VALUATION	Minimum	\$500	\$2000 to \$25,000	\$25,000 to \$50,000	\$50,000 to \$100,000	\$100,000 and Up
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Clackamas County	\$85.00	\$85.00	\$85.00 & \$7.40 per \$1,000	\$255.20 & \$6.72 per \$1,000	\$423.20 & \$4.48 per \$1,000	\$647.20 & \$3.74 per \$1,000
Gresham	\$49.00	\$49.00 & \$4.00 per \$100	\$109.00 & \$10.00 per \$1,000	\$339.00 & \$8.00 per \$1,000	\$539. & \$6.00 per \$1,000	\$839.00 & \$6.00 per \$1,000
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Milwaukie	\$125.00	\$125.00	\$125.00 & \$12.92 per \$1,000	383.40 & \$9.60 per \$1,000	\$623.40 & \$6.46 per \$1,000	\$946.40 & \$5.46 per \$1,000
Oregon City	\$85.00	\$85.00 & \$2.81 per \$100	\$127.15 & \$11.25 per \$1,000	\$386.25 & \$8.44 per \$1,000	\$597.25 & \$5.63 per \$1,000	\$878.75 & \$5.63 per \$1,000
Portland*	\$95.00	\$95.00 & \$2.44 per \$100	\$131.60 & \$9.54 per \$1,000	\$351.02 & \$7.02 per \$1,000	\$526.52 & \$4.65 per \$1,000	\$759.02 & \$3.83 per \$1,000
Tigard	\$53.27	\$53.27 & \$3.39 per \$100	\$104.12 & \$15.21 per \$1,000	\$453.95 & \$11.02 per \$1,000	\$729.45 & \$7.53 per \$1,000	\$1,105.95 & \$6.04 per \$1,000
West Linn	\$100.00	\$100.00	\$100.00 & \$14.00 per \$1,000	\$406.00 & \$11.00 per \$1,000	\$672.00 & \$7.00 per \$1,000	\$1,029.00 & \$5.00 per \$1,000
Wilsonville**	\$61.55	\$61.55	\$61.55 & \$1.23 per \$1,000	\$123.05 & \$3.44 per \$1,000	\$432.65 & \$1.54 per \$1,000	\$1,818.65 & \$1.54 per \$1,000
Average	\$81.69	\$81.69 & 3.17 per \$100	\$132.55 & \$10.45 per \$1,000	\$339.72 & \$8.18 per \$1,000	\$563.84 & \$5.50 per \$1,000	\$958.79 & \$5.49 per \$1,000

* Limits permits to an average of 5 inspections per permit and each additional inspection is charged at \$97.00.

** Currently reviewing fees to make adjustments.

In addition to the fees previously specified, the following fees are being proposed please see attached proposed versus existing fee schedule with the explanation below:

Change in Occupancy Background and Proposed Fee

A request for a change in occupancy most often requires in-depth research on the part of the Building Division staff to research compliance to code. Issues such as types of allowable construction, mixed occupancy requirements and exiting requirements are all items that need to verify to code compliance. Research on older existing buildings can and often requires extensive research to try and locate old plans and permits and can be very time consuming. Estimating 2-½ hours of staff time for service to the customer and research, a fee of \$225.00 is proposed and additional time billed at \$75.00 per hour of each staff member.

Temporary Certificate of Occupancy Background and Proposed Fee

Because of the high pressure of today's construction industry, the requests for a Temp C of O are becoming common place with all Building Departments. The request generates increased staff workload to coordinate approval not only with each of the code specialties but with other departments within the City as well. In addition the Temp C of O must be tracked to ensure that the conditions set forth in the granting of the Temp C of O are met and a final inspection approval is made and a permanent Certificate of Occupancy is issued. The fee for this service vary widely from jurisdiction to jurisdiction. The proposed fee of \$150 for a single family residence and \$250 for a commercial occupancy lies well within the highs and lows for surrounding jurisdictions and must be renewed every thirty days. The requirement to renew the Temporary Certificate of Occupancy reminds the requester that there are additional items to be completed and covers staff time researching and reminding the customer of the items that need completing to finalize the project.

Manufactured Dwelling and Recreational Park Background and Proposed Fee

Oregon Administrative Rule 918-050-0110 requires that a municipality provide a fee schedule for all assumed programs that the jurisdiction administers. Oregon Administrative Rule 918-600-0010 is the scoping section establish the minimum safety standards for the design and construction of mobile home and manufactured dwelling parks in accordance with Oregon Revised Statue 446. The proposed fee schedule can be found in the attached fee schedule identified as items 1.8.04a through 1.8.04f.

Standardization of Certain Fees

Currently permits for signs, moved buildings, replacement of roofing and demolition of structures are based on the valuation of the project. This can cause confusion for the customer since the permit is issued prior to the work being completed and there often times will be unforeseen items that can cause an incorrect valuation to be provided. The counter staff also has difficulty when attempting to verify if the valuation is correct attempting to issue the permit based on the correct valuation and not to overcharge the customer for the inspection services provided.

Typically there are not more than two inspections of permits for signs, moved buildings, replacement of roofing and demolition of structures. Standardization of the these types of permits ensures that he customer is receiving a fair value for the inspection services and also assists the permit counter staff attempting to determine the correct valuation.

ELECTRICAL FEES

No changes in the fee structure for the electrical program with the exception of adding the "Master Electrical Program" for qualifying participants.

PLUMBING FEES

No fee or changes are proposed for the plumbing program



City of Oregon City

Community Development

Building Division Fee Schedule

Proposed April 2016

Exhibit 2

BUILDING DIVISION					
1.1	Building - Plan Review				
	Description	Fee	Unit		
1.1.01	Building Plan Review	65%	of building permit fee		
1.1.02	Electrical and Plumbing	25%	of applicable permit fee		
1.1.03	Fire and life safety plan review	65%	of building permit fee		
1.1.04	Plan review for manufactured dwelling or recreational park plan review	65%	of building permit fee		
1.1.05	Approval of additional set of plans	\$85.00	Per hour or portion there of		
1.1.06	Additional Plan Review required by changes, addition or revisions to approved plans	\$85.00	Per hour or portion there of		
1.1.07	Medical Gas Review	50%	of medical gas permit		
1.1.08	Mechanical Plan Review (commercial)	50%	of mechanical permit fee		
1.1.09	Deferred submittal review fee	\$300/65%	65% of structural permit fee calculated using deferred portions of the project with a minimum fee of \$300 per deferral		
1.1.10	Consultation fee	\$85.00	Per hour or portion there of		
1.1.11	Phased construction review fee	10%	of the total project building permit fee not to exceed \$1,500.00		
1.2	Building - Building Permits				
	Description	Fee	Unit		
1.2.01	The city may charge an investigation fee that is equivalent to the cost of the permit for work commenced prior to permit issuance				
1.2.02	Refunds: If a permit has been issued and no work has been done under the permit, and provided the city receives a request for a refund within 180 days of the permit issuance, shall be refunded, less any city service fees; billed at \$85/hr. No permit fees are refundable beyond 180 days of permit issuance. If a refund of plan review fees is requested and the plan review has not yet begun, the city shall refund the plan review fee minus any city service fees; billed at \$85/hr., provided the request is made in writing and the request is prior to the plan review starting and within 180 days of the submittal date.				
1.2.03	Building permit fees are determined based on construction valuation. All new commercial and residential valuations will be determined by ICC or submitted job value, whichever is greater. For remodels and repairs, the valuation shall be stated and includes all of the labor and materials. Valuation does not include the cost of the land.				
	Description	Fee	Unit		
	If the valuation is :		The structural, commercial fire suppression, and structural non-prescriptive photovoltaic permit fee is:		
1.2.03a	Permit fee up to \$500.00 valuation	\$85.00	Minimum Fee		
1.2.03b	Valuation \$500.00 to \$2,000.00	\$85.00	For first \$500.00	\$2.81	Each additional \$100.00 or fraction there of
1.2.03c	Valuation \$2,001.00 to \$25,000.00	\$127.15	For first \$2,000.00	\$11.25	Each additional \$1,000.00 or fraction there of
1.2.03d	Valuation \$25,001.00 to \$50,000.00	\$385.90	For first \$25,000.00	\$8.44	Each additional \$1,000.00 or fraction there of
1.2.03e	Valuation \$50,001.00 to \$100,000.00	\$596.90	For first \$50,000.00	\$5.63	Each additional \$1,000.00 or fraction there of
1.2.03f	Valuation \$100,001.00 and up	\$878.40	For first \$100,000.00	\$4.25	Each additional \$1,000.00 or fraction there of

1.3 Building - Plumbing			
	<i>Description</i>	<i>Fee</i>	<i>Unit</i>
1.3.01	Minimum Permit fee	\$85.00	
	New One and Two family includes first 100 feet of Storm, Water, and Sanitary Sewer Utility lines plus one (1) Kitchen – hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system		
1.3.02	New SFD 1 Bath	\$761.00	
1.3.03	New SFD 2 Bath	\$864.00	
1.3.04	New SFD 3 Bath	\$956.00	
1.3.05	Each additional bath	\$87.00	Each bathroom or portion there of
	Site Utilities		
1.3.06	Catch basin	\$31.00	Each
1.3.07	Drywell	\$31.00	Each
1.3.08	Manufactured home utilities	\$126.00	Each
1.3.09	Manholes	\$31.00	Each
1.3.10	Rain drain connector	\$182.00	Each
1.3.11	Roof drain	\$19.00	Each
1.3.12a	Sanitary sewer up to 100 feet	\$145.00	Each
1.3.12b	Sanitary sewer greater than 100 feet	\$110.00	For every 100 feet or fraction there of, Plus the \$145.00 for the first 100 feet
1.3.13a	Storm sewer up to 100 feet	\$110.00	Each
1.3.13b	Storm sewer greater than 100 feet	\$74.00	For every 100 feet or fraction there of, Plus the \$110.00 for the first 100 feet
1.3.14a	Water service up to 100 feet	\$87.00	Each
1.3.14b	Water service greater than 100 feet	\$58.00	For every 100 feet or fraction there of, Plus the \$87.00 for the first 100 feet
1.3.15	Footing drain	\$93.00	For every 200 feet or fraction there of
	Fixture Item		
1.3.16	Absorption valve	\$31.00	Each
1.3.17	Backflow preventer	\$31.00	Each
1.3.18	Backwater valve	\$31.00	Each
1.3.19	Clothes washer	\$31.00	Each
1.3.20	Dishwasher	\$31.00	Each
1.3.21	Drinking fountain	\$31.00	Each
1.3.22	Ejector pump	\$31.00	Each
1.3.23	Expansion tank	\$31.00	Each
1.3.24	Fixture removal / cap	\$31.00	Each
1.3.25	Floor drain / sink	\$31.00	Each
1.3.26	Garbage disposal	\$31.00	Each
1.3.27	Hose bib	\$31.00	Each
1.3.28	Ice maker	\$31.00	Each
1.3.29	Interceptor / grease trap	\$31.00	Each
1.3.30	Sink / lavatory / basin	\$31.00	Each
1.3.31	Tub / shower/ shower pan	\$31.00	Each
1.3.32	Urinal	\$31.00	Each
1.3.33	Water closet	\$31.00	Each
1.3.34	Water heater	\$31.00	Each
1.3.35	Primers	\$31.00	Each
1.3.37	Recreational Vehicles & MH Parks		
1.3.37a	MH Park sewer collection & water system	\$95.45	Each Space
1.3.37b	Inspection Fee - 5 or less spaces	\$321.45	For 1-5 spaces
1.3.37c	6 to 19 spaces	\$55.58	Each Space
1.3.37d	20 or more spaces	\$38.66	Each Space
1.4	Residential Fire Suppression Systems - NFPA 13D		
	<i>Description</i>	<i>Fee</i>	<i>Unit</i>
1.4a	Residence up to 2,000 sq. ft.	\$150.00	Each
1.4b	Residence 2,001 sq. ft. to 3,600 sq. ft.	\$201.00	Each
1.4c	Residence 3,601 sq. ft. to 7,200 sq. ft.	\$246.00	Each
1.4d	Residence 7,201 sq. ft. and above	\$291.00	Each
1.5	Medical Gas		
	<i>Description (based on valuation)</i>	<i>Fee</i>	<i>Unit</i>
1.5a	Up to \$5,000.00	\$121.00	
1.5b	\$5,001.00 to \$10,000.00	\$121.00	\$1.82 for each additional \$100.00 over \$5,000.00
1.5c	\$10,001.00 to \$100,000.00	\$212.00	\$12.34 for each additional \$1,000.00 over \$10,000.00
1.5d	\$100,000.00 and above	\$1,322.60	\$8.47 for each additional \$1,000.00 over \$100,000.00

1.6 Building - Mechanical			
R-3 and U Occupancies only			
	<i>Description</i>	<i>Fee</i>	<i>Unit</i>
Heating and Cooling			
1.6.01	Minimum permit fee	\$85.00	
1.6.02	Air Conditioner	\$20.00	Each
1.6.03	Air Handling Unit of up to 10,000 CFM	\$20.00	Each
1.6.04	Air Handling Unit 10,001 cfm and over	\$30.00	Each
1.6.05	Appliance or piece of equipment regulated by code but not classified in other appliance categories	\$20.00	Each
1.6.06	Appliance vent installation, relocation or replacement not included in an appliance permit	\$20.00	Each
1.6.07	Attic/Crawl space fans	\$20.00	Each
1.6.08	Boiler/Compressor/Absorption system up to 30hp or 1,000,000 BTU	\$40.00	Each
1.6.09	Boiler/Compressor/Absorption system up to 50hp or 1,750,000 BTU	\$50.00	Each
1.6.10	Boiler/Compressor/Absorption system up to 15hp or 500,000 BTU	\$30.00	Each
1.6.11	Boiler/Compressor/Absorption system up to 3hp or 100,000 BTU	\$20.00	Each
1.6.12	Boiler/Compressor/Absorption system over 50hp or 1,750,000 BTU	\$60.00	Each
1.6.13	Barbecue	\$20.00	Each
1.6.14	Chimney/Liner/Flue/Vent	\$20.00	Each
1.6.15	Clothes Dryer Exhaust	\$16.00	Each
1.6.16	Decorative Glass Fireplace	\$20.00	Each
1.6.17	Evaporative Cooler other than portable	\$20.00	Each
1.6.18	Floor Furnace, including vent	\$20.00	Each
1.6.19	Flue Vent for water heater or gas fireplace	\$16.00	Each
1.6.20	Furnace - Greater than 100,000 BTU	\$30.00	Each
1.6.21	Furnace - up to 100,000 BTU	\$20.00	Each
1.6.22	Furnace/Burner including duct work/vent/liner	\$20.00	Each
1.6.23	Gas or wood fireplace/insert	\$20.00	Each
1.6.24	Heat pump	\$20.00	Each
1.6.25	Hood Served by mechanical exhaust, including ducts for hood	\$20.00	Each
1.6.26	Hydronic Hot water system	\$20.00	Each
1.6.27	Installation or Relocation domestic - type incinerator	\$20.00	Each
1.6.28	Oil Tank/Gas/Diesel Generators	\$20.00	Each
1.6.29	Pool or Spa heater, kiln	\$20.00	Each
1.6.30	Radon Mitigation	\$20.00	Each
1.6.31	Range Hood/Other kitchen equipment	\$20.00	Each
1.6.32	Repair, alteration, or addition to mechanical appliance including installation of controls	\$20.00	Each
1.6.33	Suspended heater, recessed wall heater or floor mounted unit heater	\$20.00	Each
1.6.34	Ventilation Fan connected to a single duct	\$16.00	Each
1.6.35	Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$20.00	Each
1.6.36	Water heater	\$20.00	Each
1.6.37	Wood/pellet stove	\$20.00	Each
1.6.38	Other heating/cooling	\$20.00	Each
1.6.39	Other fuel appliance	\$20.00	Each
1.6.40	Other environment exhaust/ventilation	\$16.00	Each
Fuel gas piping			
1.6.41	Up to 4 outlets	\$5.00	
1.6.42	Additional gas piping for appliances	\$2.00	Each

Commercial (other than R-3 and U Occupancies)			
	<i>Description (based on valuation)</i>	<i>Fee</i>	<i>Unit</i>
1.6.43a	Up to \$5,000.00	\$85.00	Minimum
1.6.43b	\$5,001.00 to \$10,000.00	\$85.00	\$1.70 for each additional \$100.00 over \$5,000.00
1.6.43c	\$10,001.00 to \$100,000.00	\$170.00	\$12.50 for each additional \$1,000.00 over \$10,000.00
1.6.43d	\$100,000.00 and above	\$1,295.00	\$8.50 for each additional \$1,000.00 over \$100,000.00
1.7	Building - Electrical		
	Note: If inspection fees are not charged on an hourly basis, there shall be 2 inspections allowed per permit for all permits except those for residential single or multi-family dwelling units, other than manufactured or modular dwelling units and except those for renewable energy. 4 inspections shall be allowed per permit for residential single or multi-family dwelling units, other than manufactured or modular dwelling units. 3 inspections shall be allowed per permit for renewable energy permits, unless otherwise noted. Reconnect permits allow for 1 inspection.		
	Description	Fee	Unit
1.7.01	Single-family with service included 1,000 sq. ft. or less	\$270.00	Each dwelling unit
1.7.02	Each additional 500 sq. ft. or portion thereof	\$55.00	Each dwelling unit
1.7.03	Multi-Family		Using the valuation of single-family dwellings, buildings containing three (3) or more apartments shall be calculated based on the largest apartment by square footage as per the above rates and each additional apartment is 1/2 of that fee
1.7.04	Each manufactured or modular dwelling unit service or feeder	\$109.00	Each dwelling unit
	Limited energy (low voltage)		
1.7.05	Residential	\$109.00	Each dwelling unit
1.7.06	Commercial	\$109.00	Per panel
	Services or feeders installation, alteration or relocation		
1.7.07	200 amp or less	\$161.00	Each
1.7.08	201 amps to 400 amps	\$213.00	Each
1.7.09	401 amps to 600 amps	\$321.00	Each
1.7.10	601 amps to 1,000 amps	\$482.00	Each
1.7.11	Over 1,000 amps and up	\$882.00	Each
	Temporary services or feeders installation, alteration or relocation		
1.7.12	200 amp or less	\$94.00	Each
1.7.13	201 amps to 400 amps	\$200.00	Each
1.7.14	401 amps to 600 amps	\$270.00	Each
1.7.15	601 amps to 1,000 amps	\$420.00	Each
1.7.16	Over 1,000 amps and up	\$750.00	Each
	Branch circuits - new, alteration or extension		
1.7.17	Branch circuit with service or feeder	\$12.00	Each
1.7.18	Branch circuit without a service or feeder	\$90.00	First
1.7.19	Additional branch circuit	\$12.00	Each
	Miscellaneous (service and feeder not included)		
1.7.20	Reconnect	\$109.00	Each
1.7.21	Pump or irrigation circle	\$109.00	Each
1.7.22	Sign or signal lighting	\$109.00	Each
1.7.23	Renewable energy 5 kva or less	\$144.00	Each
1.7.24	Renewable energy 5.01 to 15 kva	\$168.00	Each
1.7.25	Renewable energy 15.0 to 25 kva	\$280.00	Each
1.7.26	Renewable energy in excess of 25 kva	\$350.00	Each
	Master Electrical Program		
1.7.27	Master electrical program permit	\$170.00	Each
1.7.28	Master electrical program inspection (includes report writing, travel time & inspection prep time)	\$85.00	Per hour or portion there of
1.7.29	Master electrical program inspection cancellation w/o 24 hour notice	\$170.00	Each

1.8 Building - Manufactured Dwelling and Park									
Description		Fee		Unit					
Manufactured home placement permits are subject to a thirty dollar (\$30.00) state administration fee. (Subject to change at the State of Oregon discretion)									
1.8.01	Manufactured dwelling and cabana installation permit - individual lot (includes prescriptive slab, runners or foundation and utility connections within 30 lineal feet		\$400.00	Each installation					
1.8.02	Manufactured dwelling and cabana installation in manufactured home park & temporary placement permit (includes prescriptive slab, runners or foundation and utility connections within 30 lineal feet		\$400.00	Each Installation					
1.8.03	Manufactured dwelling Park and Development Valuation Table: Valuation is based upon building valuation data found in Oregon Administrative Rules (OAR 918.600)								
If the valuation is :									
1.8.03a	Up to \$500.00		\$25.37	Minimum					
1.8.03b	\$501.00 to \$2,000.00		\$25.37	For first \$500.00		\$2.42 for each additional \$100 or fraction there of			
1.8.03c	\$2,001.00 to \$25,000.00		\$61.67	For first \$2,000.00		\$14.49 for each additional \$1,000.00 or fraction there of			
1.8.03d	\$25,001.00 to \$50,000.00		\$394.94	For first \$25,000.00		\$10.57 for each additional \$1,000.00 or fraction there of			
1.8.03e	\$50,001.00 to \$100,000.00		\$659.19	For first \$50,000.00		\$7.25 for each additional \$1,000.00 or fraction there of			
1.8.03f	\$100,001.00 to \$500,000.00		\$1,021.69	For first \$100,000.00		\$5.74 for each additional \$1,000.00 or fraction there of			
1.8.03g	\$500,001.00 to \$1,000,000.00		\$3,317.69	For first \$500,000.00		\$5.32 for each additional \$1,000.00 or fraction there of			
1.8.03h	\$1,000,001.00 and up		\$5,997.69	For first \$1,000,000.00		\$3.32 for each additional \$1,000.00 or fraction there of			
1.8.4	To be used in conjunction with Building Fees								
M/H Space Fee Table: If park contains more than one class, figure spaces in each class and add together									
	Park Class	4 or less	5	6	8	9	10	11	12
1.8.04a	A Fee (spaces per acre)	\$6,948.83	\$6,489.71	\$6,112.54	\$5,512.63	5,294.10	\$5,239.47	\$5,184.83	\$5,130.20
1.8.04b	B Fee (spaces per acre)	\$6,494.96	\$6,030.59	\$5,649.21	\$5,048.25	\$4,819.22	\$4,803.46	\$4,748.83	\$4,694.19
1.8.04c	C Fee (spaces per acre)	\$6,249.12	\$5,922.37	\$5,430.68	\$5,020.94	\$4,595.43	\$4,448.35	\$4,421.03	\$4,366.40
Class A contains paved streets, curbs & sidewalks									
Class B contains paved streets, no curbs & sidewalks									
Class C contains no paved streets or curbs & sidewalks on one side of each street									
Recreation Park Space Fee Table: If park contains more than one class, figure spaces in each class together.									
	Park Class	6	8	10	14	16	18	20	22
1.8.04d	A Fee (spaces per acre)	\$3,110.90	\$2,903.24	\$2,728.47	\$2,541.00	\$2,384.92	\$2,292.46	\$2,237.83	\$2,183.20
1.8.04e	B Fee (spaces per acre)	\$2,919.69	\$2,728.47	\$2,565.63	\$2,292.46	\$2,237.83	\$2,183.20	\$2,073.93	\$1,828.09
1.8.04f	C Fee (spaces per acre)	\$2,128.57	\$1,910.04	\$1,746.14	\$1,501.34	\$1,364.76	\$1,310.13	\$1,255.50	\$1,200.86
Class A contains paved streets, electrical water & sewer to each RV or camping space									
Class B contains electrical water & sewer to each RV or camping space but do not have paved streets									
Class C contains a combination of no more than two services of electric water & sewer and do not have paved streets									

1.9 Building - Signs			
	Description	Fee	Unit
1.9.01	Temporary sign registration fee		Same as sign permit requirements
1.9.02	Structural Plan Review is required for all signs attached to a building that weight more than 20 lbs, (including the attachment device) all projecting signs, all free standing signs 6 feet or more in height, all freestanding signs 32 sq. ft. or more in area and all signs on a pitched or mansard roof.		65% of sign permit fee
1.9.03	Illuminated Signs: Buildings or freestanding electric, neon, LED, internal or changing electrical components require an electrical permit in addition to a building permit		
	Description	Fee	Unit
1.9.03a	Up to 8 sq. ft.	\$109.00	Plus 65% of base fee if 1.9.02 applies
1.9.03b	Over 8 sq. ft. and up to 20 sq. ft.	\$155.00	Plus 65% of base fee if 1.9.02 applies
1.9.03c	Over 20 sq. ft. and up to 40 sq. ft.	\$176.00	Plus 65% of base fee if 1.9.02 applies
1.9.03d	Over 40 sq. ft. and up to 60 sq. ft.	\$204.00	Plus 65% of base fee if 1.9.02 applies
1.9.03e	Over 60 sq. ft. and up to 80 sq. ft.	\$215.00	Plus 65% of base fee if 1.9.02 applies
1.9.03f	Over 80 sq. ft. and up to 100 sq. ft.	\$223.00	Plus 65% of base fee if 1.9.02 applies
1.9.03g	Over 100 sq. ft.	\$284.00	Plus 65% of base fee if 1.9.02 applies
1.9.04	Non-illuminated Signs: Buildings or freestanding signs without electric, neon, LED, internal or changing electrical components.		
	Description	Fee	Unit
1.9.04a	Up to 8 sq. ft.	\$56.00	Plus 65% of base fee if 1.9.02 applies
1.9.04b	Over 8 sq. ft. and up to 20 sq. ft.	\$112.00	Plus 65% of base fee if 1.9.02 applies
1.9.04c	Over 20 sq. ft. and up to 40 sq. ft.	\$136.00	Plus 65% of base fee if 1.9.02 applies
1.9.04d	Over 40 sq. ft. and up to 60 sq. ft.	\$151.00	Plus 65% of base fee if 1.9.02 applies
1.9.04e	Over 60 sq. ft. and up to 80 sq. ft.	\$160.00	Plus 65% of base fee if 1.9.02 applies
1.9.04f	Over 80 sq. ft. and up to 100 sq. ft.	\$168.00	Plus 65% of base fee if 1.9.02 applies
1.9.04g	Over 100 sq. ft.	\$223.00	Plus 65% of base fee if 1.9.02 applies
1.10. Building - Moved Buildings			
	Description	Fee	Unit
1.10.1	Moving permit (other than a U occupancy)	\$250.00	Each structure
1.10.2	Moving permit U / uninhabitable occupancy	\$125.00	Each structure
1.10.3	Pre-move inspection for structures moving within the City's jurisdiction	\$300.00	Each structure
1.10.4	Pre-move inspection for structures moving into the City's jurisdiction	\$300.00	Each structure, plus \$75.00 per hour after 4 hours including travel time and report preparation
1.10.5	Site inspection pre move	\$85.00	Per hour or potion there of minimum 2 hour
1.11 Building - Re-roofs			
	Description	Fee	Unit
1.11.01	Re-roof permit (residential) When replacing 30% or more of the roof sheathing	\$150.00	Each structure
1.11.02	Re-roof permit (commercial)	\$150.00	For the first 1,000 sq. ft. and \$37.50 for every additional 1,000 sq. ft. or portion there of
1.12 Building - Demolition			
	Description	Fee	Unit
1.12.01	Demolition residential	\$225.00	Each Structure
1.12.02	Demolition commercial	\$225.00	For the first 1,000 sq. ft. and \$37.50 for every additional 1,000 sq. ft. or portion there of
1.13 Building - Administrative Charges			
	Description	Fee	Unit
1.13.01	Copy and Printing charges black and white; 8.5 x 11 or 8.5 x 14 or 11 x 17	\$0.50	per sheet
1.13.02	Copy and Printing charges color; 8.5 x 11 or 8.5 x 14 or 11 x 17	\$0.75	per sheet
1.13.03	Copy or Printing larger than 11 x 17	\$5.00	Per sheet
1.13.04	Research fees / File review supervision	\$125.00	Per hour or potion there of
1.13.05	Inspection for which no fee is specifically indicated – all disciplines	\$85.00	Per hour or portion there of
1.13.06	Reinspection fees – all disciplines	\$85.00	Each occurrence
1.13.07	Inspection outside normal business hours – all disciplines	\$90.00	Minimum 2 hours charge
1.13.08	Plan Review outside normal business hours – all disciplines	\$90.00	Minimum 2 hours charge

1.13.09	Additional electrical inspections	\$85.00	Per inspection above the maximum allowed per the electrical permit
1.13.10	New Address	\$60.00	Per address
1.13.11	Address Change	\$60.00	Change Address
1.13.12	Quick start fee for all permits - Optional program if city can accommodate	\$225.00	For each 1,000 sq. ft. in addition to the building permit fees
1.13.13	Fence when exceeding 7 feet in height	\$225.00	First 200 lineal ft. \$75.00 for each additional 100 lineal ft. or portion there of
1.13.14	Poles over 10 high (flag, light, etc.)	\$150.00	Each
1.13.15	Change of Use or Occupancy	\$225.00 ea hour up to 2 hrs	\$75.00 per hour or portion there of after 2 hours
1.13.16	Temporary Certificate of Occupancy (residential)	\$150.00	Each 30 day period or portion there of
1.13.17	Temporary Certificate of Occupancy (commercial)	\$300.00	First 30 day period or portion there of \$150 for each additional 30 day period or portion there of
1.13.18	Permit reinstatement due to expiration		The fee for reinstated permits shall be proportional to the amount of review and inspection tasks remaining for the project as determined by the Building Official – subject to State Surcharge
1.13.19	Presubmittal meeting	\$225.00	Per meeting not to exceed 2 hours
1.13.20	Presubmittal meeting (tenant improvement)	\$225.00	Per meeting not to exceed 2 hours
1.13.21	State Surcharge		As determined by State of Oregon