

RESOLUTION NO. 18-08

A RESOLUTION REVISING BUILDING DEPARTMENT RATES AND CLARIFYING LANGUAGE TO PREPARE FOR THE STATE E-PERMITTING PROGRAM.

WHEREAS, the City of Scappoose Building Department is a fee-based enterprise fund, which needs to ensure that sufficient monies are available to cover the operating cost necessary to provide a responsive level of service to the building community as well as the residents of Scappoose; and

WHEREAS, the City of Scappoose Building Department provides building inspections and plan review services in compliance with the State of Oregon Building Codes; and

WHEREAS, the Oregon Revised Statutes (ORS) 918-050-0000 provides the framework for a uniform fee methodology for building permits and inspection fees; and

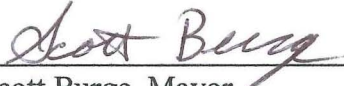
WHEREAS, the City of Scappoose Building Department desires to revise Building Department fees and clarify language to prepare for the State of Oregon e-permitting services; and

WHEREAS, the Scappoose City Council held a public hearing related to Building Department fees on May 7, 2018 and has determined the fees and the language clarification hereinafter are just, reasonable, and necessary.

NOW THEREFORE BE IT RESOLVED, the Building Department fees attached as Exhibit A are adopted, effective immediately.


PASSED AND ADOPTED by the City Council this 7th day of May, 2018 and signed by the Mayor and City Recorder in authentication of its passage.

CITY OF SCAPPOOSE, OREGON



Scott Burge, Mayor

Attest



Susan M Reeves, MMC
City Recorder

CITY OF SCAPPOOSE			
2018 BUILDING DEPT. FEES ~ update 4/30/18			
I. STRUCTURAL PERMIT FEES	FEE	Rules/Statutes	CHANGES
A. PERMIT FEE BASED ON TOTAL VALUATION OF IMPROVEMENT: The valuation of building construction shall be the total construction cost for all classes of work. Includes architectural, structural, roofing, electrical, plumbing, heating and ventilation devices & equipment to also <u>include</u> contractors profit.		OAR 918-050-0100 ORS 455 Building Codes	clarifying language
\$1.00 to \$6,000.00	\$96.39		
\$6,001.00 to \$25,000.00	\$96.39 for the first \$6,000.00, plus \$10.14 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.		
\$25,001.00 to \$50,000.00	\$288.20 for the first \$25,000.00, plus \$7.60 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.		
\$50,001.00 to \$100,000.00	\$478.20 for the first \$50,000.00, plus \$5.97 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.		
\$100,001 and up	\$731.70 for the first \$100,000.00, plus \$4.20 for each additional \$1,000.00 or fraction thereof.		
B. MANUFACTURED DWELLING PLACEMENT- Residential			
1. Installation fee; includes setup, concrete slab, runners/foundation & first 30' utility/plumbing connections WHEN they comply with the prescriptive requirements of the Oregon Manufactured Dwelling & Park Specialty Code (OMD&PSC); no add'l plan review fee. Any alterations/additions to structural, mechanical & plumbing will require separate permits with applicable plan review. A- RESIDENTIAL:	\$214.20	ORS 918-050-0130	clarifying language
2. State of Oregon Code Development Fee This amount is set by State; it's in addition to all other fees and charges, to be added to all manufactured dwelling and cabana installations permits only.	Amount is set by the State; currently \$30	OAR 918-500-0105	clarifying language
3. Additional structural permits required for decks, accessory structures, foundations & garages if they do not comply with the prescriptive requirements of the OMD&PSC; plus plan review. Additional Permits are required for decks, garage, pole buildings, & plumbing/mechanical changes per current codes.	Use above Structural Fee calculation (I.A.)	OAR 918-050-130	clarifying language
C. MODULAR/PRE-FAB STRUCTURE- Commercial (not a dwelling)			
1. Installation fee per setting; plus plan/site review fee. MOVEABLE COMMERCIAL INSTALLATION	\$204.29	OAR 918-050-130	clarifying language
2. Runners & Concrete Slabs, or structural alterations/additions require additional permit based on construction/install value, in addition to the installation fee; plus plan review fees. (Not for Manufactured Dwellings)	Use above Structural Fee calculation (I.A.)	OAR 918-600-0030 918-650-0030	clarifying language
3. Additional permits required for plumbing/utility connections or mechanical additions/alterations; plus plan review if required. (Not for Manufactured Dwellings)	See Plumbing & Mechanical Fees	OAR 918-050-130	clarifying language

cont. I. STRUCTURAL PERMIT FEES;	FEE	Rules/Statutes	CHANGES
D. AREA DEVELOPMENT PERMITS (ADP) FOR MANUFACTURED DWELLING PARKS, MOBILE HOME PARKS & RECREATIONAL RV PARKS -			
1. Fees to follow Oregon Administrative Rules 918-600-0030 fee tables based on park class A, B or C listed in the OAR.	See 918-600-030 fee table based on Class.	OAR 918-600-0030 918-650-0030	new language
E. FIRE SUPPRESSION SYSTEMS-			
1. Residential 13-R stand-alone systems are structural, based on square footage; includes plan review. (Residential Fire Suppression fees for 13-D multi-purpose/continuous loop are plumbing permits based on same sq. ft. fee.)	0-2000 sq. ft. \$364.14 2001-3600 sq. ft. \$393.06 3601-7200 sq. ft. \$435.90 7201 sq. ft. and up \$494.80	OAR 918-050-0141	clarifying language
2. All Commercial systems are based on value; plus plan review fees. (Residential 13-R stand-alone systems & 13-D multi-purpose/continuous loop are plumbing permits based on square footage of building.)	Use above Structural Fee calculation (I.A.)	OAR 918-050-0140	clarifying language
F. PHASED CONSTRUCTION-			
1. All types; Residential or Commercial. Phased Project Fee is in addition to project plan review fee based on the total project value. Fee not to exceed \$1,500 for each phase.)	\$200 phasing fee plus 10% of total project permit fee for plan review. \$102 Commercial / \$51 Residential	ORS 918-050-0160	clarifying language and new fee
G. DEFERRED SUBMITTALS-			
1. All types; Residential & Commercial fee charged for processing and reviewing shall be 65% of the building permit fee calculated using the value of the particular deferred portion(s) of the project. (Minimum fee is \$250; This fee is in addition to the project plan review fee based on the total project value.)	65% of the of the deferred portion(s). Minimum fee \$250.	ORS 918-050-0170 OAR 918-460-0070 OAR 918-480-0030	clarifying language
H. SOLAR STRUCTURAL INSTALLATIONS-			
1. Flat fee for installations that comply with the prescriptive path described in section 305.4 of the Oregon Solar Installation Specialty Code (pg. 30). This includes 1-plan review & 1-inspection. (Requires electrical permits @ Columbia County)	\$160.60	OAR 918-050-0180	clarifying language
2. All other installations, Per 305.4 OSISC, shall be based on valuation of structural elements for the solar panels, including racking, mounting, rails & cost of labor (Excluding value of solar electrical equipment, collector panels, & inverters). This does not include plan review fees and required electrical permits.	Use above Structural Fee calculation (I.A.)	OAR 918-050-0180	clarifying language
I. DEMOLITION PERMITS- Complete Demolitions Only not partial, soft, or structural alterations.			
1. Residential: Flat fee (exempt from State Surcharge). If applicable; plumbing permit with state surcharge.	\$96.39		clarifying language
2. Commercial: Based on job value (exempt from State Surcharge). If applicable; plumbing permit with state surcharge.	Use above Structural Fee calculation (I.A.)		clarifying language
J. ELECTRICAL PERMITS- All electrical permits are issued by Columbia County Land Development.			no change

II. PLUMBING FEE	FEE	Rules/Statutes	NOTES
A. 1 & 2 FAMILY DWELLINGS: New construction bathroom fees includes one kitchen, first 100' of site utilities, hose bibbs, icemakers, underfloor low-point drains and rain drain package which includes piping, gutters, downspouts & perimeter system.		OAR 918-050-0100	
1 bathroom	\$374.85		
2 bathroom	\$487.31		
3 bathroom	\$645.81		
Add'l Bathroom or Kitchen (not counted above)	\$89.96		
Water service; first 100 feet (new construction excluded)	\$42.84		
Sanitary sewer & Storm water service; first 100 feet (new construction excluded)	\$42.84		
Add'l 100' or part thereof; water, sanitary, & storm sewer (no charge for 1st 100' of new construction)	\$33.20		
Minor installation (per fixture including additions/remodels, alterations, repairs including demolition caps.)	\$22.49		
Irrigation/Backflow Device (if not counted as a minor install; minimum permit fee applies)	\$22.49		
Special equipment or DWV alteration	\$59.98		
B. MANUFACTURED DWELLINGS & PREFABRICATED STRUCTURES:		918-050-0130	add ORS
Any New Manufactured/PreFab connection to existing drain, sewer, storm & water (Exclude 1st 30' of initial manufactured dwelling installation which is included in dwelling placement plus any connections for dwellings that complies with the prescriptive requirements of the Oregon Manufactured Dwelling & Park Specialty Code.)	\$96.39		
Add'l 30' or part thereof (water, sanitary & storm sewer)	\$34.22		
C. RV and MANUFACTURED DWELLING PARKS:		918-600-0030	add ORS
Base fee (includes 5 or less spaces)	\$285.96		
6-19 spaces (base fee plus cost per spaces)	\$49.27		
20 or more spaces (base fee plus cost per spaces)	\$27.09		
Structures & storm sewer systems (per fixture)	\$22.49		
D. COMMERCIAL, INDUSTRIAL & DWELLINGS OTHER THAN 1 & 2 FAMILY:		918-050-0100	
Minor installation (per fixture fee not range of fixture counts for additions/remodels, alterations & repairs.)	\$22.49		clarifying language
3 or less fixtures	\$87.82		
Base fee (includes 4 to 10 fixtures)	\$185.28		Omit per ORS
11 or more fixtures (base fee plus cost per fixture)	\$22.49		
Water service (first 100 feet)	\$59.98		
Sanitary sewer (first 100 feet)	\$59.98		
Storm sewer (first 100 feet)	\$59.98		
Add'l 100' or part thereof (water or sewer)	\$33.20		
E. FIRE SUPPRESSION - RESIDENTIAL:			
Only Stand-alone and Multipurpose Fire Suppression System (Fire 13-D) fees shall each be calculated as separate flat fees based on the square footage of the structure for dwellings, this includes plan review fees. Backflow permit is not included.		918-050-0140	clarifying language
0-2000 square feet	\$364.14		
2001-3600 square feet	\$393.06		
3601-7200 square feet	\$435.90		
7201 and greater	\$494.80		
F. MEDICAL GAS:			
Fee for installation of a medical gas system shall be determined based on the value of the installation costs, system equipment including inlets, outlets, fixtures and appliances. This does NOT include plan review fees.	Use Structural Fee calculation (I.A.)	918-050-0150	clarifying language

III. MECHANICAL PERMIT FEES	FEE	Rules/Statutes	NOTES
A. RESIDENTIAL: Unless otherwise noted, fees apply to both gas & electric appliances for insilation, repairs, alterations and related equipment including piping.		OAR 918-050-0100	adding items regulated by code & clarifying language
Air Conditioning	\$10.44		All residential mechanical items to be \$10.44 each item.
Air Handler	\$10.44		
Apppliance piece of equipment but not classified in other categories	\$10.44		
Cadet Heaters;	electrical permit only		
Chimney/liner/flue/vent	\$10.44		
Dryer; gas (if electric then no mechanical permit required)	\$10.44 \$7.71		
Dryer Vent	\$10.44 \$5.52		
Evaporative cooler other than portable	\$10.44		
Fans; bath/laundry/attic	\$10.44 \$5.52		
Fireplace (all types)	\$10.44		
Furnace/burner including duct work vent/liner	\$10.44		
	\$10.44		
Gas line for any including BBO	\$10.44		
Gas Test, each	\$10.44 \$3.86 for 1-4 outlet and \$1.34 for each add'l		
Generators, oil tank/gas diesel	\$10.44		
Heat Pump (electric)	\$10.44		
Heater, suspended, in recessed wall or floor mount	\$10.44		
Hood & ducts served by mechanical exhaust	\$10.44		
Incinerator, domestic	\$10.44		
Mini-split	\$10.44		
Pool/spa heater, kiln	\$10.44		
Propane Insert	\$10.44		
Radon Mitigation	\$10.44		
Range/Cook Top; gas (if electric then no mechanical permit required)	\$10.44		
Range Hood/Vent	\$10.44 \$7.71		
Ventilation systems	\$10.44		
Water Heater; gas/hydronic (Plumbing permit also required for all types.)	\$10.44 \$7.71		
Wood/Pellet Stove	\$10.44		
Misc. heating/cooling, fuel appliances, exhaust/ventilation not listed above but regulated by code.	\$10.44		
B. COMMERCIAL, INDUSTRIAL & DWELLINGS OTHER THAN 1 & 2 FAMILY:		OAR 918-050-0100	
Mechanical fee shall be calculated based on the value of the equipment and installation costs, including contractor's profit.	Use Structural Fee calculation (I.A.)		clarifying language

IV. MISC. BUILDING FEES	FEE	Rules/Statutes	NOTES
A. PLAN REVIEW FEE:			
Plan Review Fee	65% of structural fee		
Plan Review additionally required by changes, alternatives or revision to approved plans (minimum 1 hr. charge) (minimum 1/2 hr.)	\$96.39/hr.		clarifying language
Fire-Life-Safety Plan Review; (Commercial only, if required)	40% of structural fee		
Phased Project Plan Review. All types; Residential or Commercial. Phased Project Plan Review fee is in addition to project plan review fee based on the total project value.	\$200 phased project application fee plus 10% of total project permit fee for plan review. (Fee not to exceed \$1,500 for each phase) \$102 Commercial / \$51 Residential		clarifying language and minimum fee increased listed under structural
Planning & Engineering Review fees could apply.	(see Planning/Eng. Fees)		
B. INSPECTION FEES & MISC. FEES:			
Permit Fee minimum, all types	\$96.39		
Permit Extension Fee; Extension request must be sent to the Building Official prior to permit expiring and subject to Building Official approval. (exempt from State Surcharge)	1st extension request no fee, 2nd extension 50% of original permit fee. Each extension granted will be for 180 days.		clarifying language
Permit Re-instatement Processing Fee for expired permits, if not expired for greater than 1-year.	50% of original permit fee subject to State Surcharge		new language
Inspections required outside normal business hours (min. 2 hr. charge)	\$96.39/hr.		
Inspections, specially requested or any inspection not otherwise indicated. (1 hr. min.)	\$96.39/hr.		
Investigation Fee for work commencing prior to permit issuance	fee equal to actual permit fee		new language
Records Request Fee	see current Fee Resolution for Public Recorded Request; usually staff time & materials		
Refund Policy; must be greater than \$75	\$75 fee		
Reinspection Fee (after 2 same-type failed inspections)	\$96.39/each		
State Surcharge, subject to State increases.	(current % x structural fee)		
Temporary Certificate of Occupancy; per each 30-day period or fraction of	\$139.23		clarifying language
School Construction Excise Tax (CET)- Imposed on improvements to real property that result in a new structure or additional square footage in an existing structure. See exemptions in ORS 320.173	Residential; \$1.26per sq. ft. Commercial; \$0.63 per sq. ft. (not to exceed \$29,900 per permit or structure)		