

RESOLUTION NO. 27 FOR 2015

A RESOLUTION SETTING FEES FOR THE BUILDING INSPECTION PROGRAM.

WHEREAS, The City of Sweet Home administers the Building Inspection Program within the city limits of Linn County; and,

WHEREAS, the purpose of this Resolution is to comply with ORS 455 requirements to review Building Inspection Program fees annually and in a time frame as to be recognized in the City's annual budget; and,

WHEREAS, City staff is working with the "Implementation Team" of the Oregon ePermitting Program in an effort to migrate to the electronic permit issuance system administered by the State of Oregon. Through this effort to migrate to the State system it was discovered our existing permit fees and terminologies were not completely consistent with the established forms & fees standards necessary to join the State ePermitting program; and,

WHEREAS, except as otherwise prescribed by law, the City Council deems it desirable to establish charges which are reflective of actual staff and material costs associated with administering the local Building Inspection Program as well as compliance with the State ePermitting system; and,

WHEREAS, the City must establish fees by Resolution.

NOW, THEREFORE, the City Council resolves that the attached document referred hereto as Attachment "A" shall be the schedules of Permit and Plan Review fees for the City of Sweet Home Building Inspection Program documents for the establishment of appropriate fees beginning October 14, 2015:

1. Structural Specialty Code Permits
2. Manufactured Dwelling Permits
3. Demolition Permits
4. Solar Installation Specialty Code
5. Grading Permits
6. Residential Mechanical Permits
7. Commercial Mechanical Permits
8. Plumbing Permits
9. Commercial Plumbing Permits
10. Manufactured Home and Mobile Home/RV Park Permits

It has been determined that these rates and fees are classified as not being subject to Oregon Constitution, Article XI, Section 11b limitations.

This Resolution replaces Resolution No 7 for 2010

This Resolution shall be effective on October 14, 2015

Passed by the City Council and approved by the Mayor this 13th day of October, 2015.



Mayor

ATTEST:



City Manager, Ex Officio City Recorder

RESOLUTION NO. 27 FOR 2015 ATTACHMENT "A"
BUILDING INSPECTION PROGRAM
FEES – Effective October 2015

STRUCTURAL PERMITS	
TOTAL VALUATION	FEE
Building Permit Fees: Permit fees are based on the value of construction as per the most current ICC Building Valuation Table.	
\$1.00 to \$500.00	\$50.00
\$501.00 to \$2,000.00	\$50.00 for first \$500.00 plus \$2.52 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$87.80 for first \$2,000.00 plus \$10.08 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$319.64 for first \$25,000.00 plus \$7.56 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$508.64 for first \$50,000.00 plus \$5.04 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001 and up	\$760.64 for first \$100,000.00 plus \$4 for each additional \$1,000.00 or fraction thereof

Residential - One and Two Family, Stand alone, Fire Suppression System Permit – as noted in OAR 918-050-0140 – <i>Use Structural Permit Fee valuation table above for Commercial Fire Suppression System permit fees</i>	
0 – 2,000 square feet	\$100.00
2,001 – 3,600 square feet	\$150.00
3,601 - 7,200 square feet	\$200.00
Over 7,200 square feet	\$250.00

OTHER STRUCTURAL INSPECTIONS	FEES
Plan Review Fee	65% of the Building Permit Fee
Fire, Life, Safety Review	40% of the Building Permit Fee
Inspections outside of normal business hours Under special circumstances with pre-arrangement Two Hour Minimum	\$100.00 per hour
Inspections for which no fee is specifically indicated One Hour Minimum	\$65.00 per hour
Re-inspection fee	\$50.00 per inspection
Additional plan review required by changes, additions, or revisions to approved plans One Hour Minimum	\$65.00 per hour
Deferred Plans Submittal – Portions of a building design are allowed to be submitted separately. Does not apply to deferred permits. In addition to the project plan review fee based on total project value.	65% of the building permit fee calculated using the value of the particular deferred portion or portions of the project with a minimum fee of \$250.00 per deferral. Deferrals are defined by Plan Review staff.
Structural Investigation Fee: In addition to the permit fee.	Average or actual additional cost of ensuring compliance with this code and shall be in addition to required permit fees
Phased Permitting – Allows construction to begin on a portion or portions of a building before the construction documents for the whole building have been submitted. 1) Single family dwellings and duplexes – in addition to standard permit fees 2) All other structures – in addition to standard permit fees	\$150.00 application fee per phase plus 10% of the total building permit fee not to exceed \$1,500.00 \$250.00 application fee per phase plus 10% of the total building permit fee not to exceed \$1,500.00.
3 rd Party Plan Review per OAR 918-020-0090(3) (E) (customer contracted) – Administrative processing fee	10% of the building permit fee, maximum fee of \$250.00

Manufactured Dwelling Permits

Manufactured Dwelling Permit	Fees
Manufactured Dwelling Placement Fee: per installation (fee includes the concrete slab, runners or foundations, electrical feeder and plumbing connections and all cross-over connections, OAR 918-050-0130(1) - Fee includes inspection on items required at each site, installation, and final inspections. This fee does not include plumbing or electrical service installation permits fees.	\$250.00
State Manufactured Dwelling and Cabana Installation Administrative Fee (per permit)	\$30.00

Other Manufactured Dwelling Inspections	Fees
Inspections outside of normal business hours Under special circumstances with pre-arrangement Two Hour Minimum	\$100.00 per hour
Inspections for which no fee is specifically indicated One Hour Minimum	\$65.00 per hour
Re-inspection fee	\$50.00 per inspection
Additional plan review required by changes, additions, or revisions to approved plans One Hour Minimum	\$65.00 per hour

Demolition Permits

Demolition Permit	Fees
Structural Removal Flat Fee	\$50.00
Plumbing Disconnect Fee Inspection – Requires Plumbing Permit	See Plumbing Fee Schedule
Electrical Disconnect - PPL Responsibility	N/A
Inspections for which no fee is specifically indicated One Hour Minimum	\$65.00 per hour

SOLAR INSTALLATION SPECIALTY CODE

Solar Installation Permit Fees	
Engineered Systems Permit Fees: Permit fees are based on the market value of the work to be performed, including structural elements for the solar panels, including racking, mounting, rails and labor as per the most current ICC Building Valuation Table	
See Structural Permit Fee valuation table for Permit Fee	
Prescriptive Path Installations: As per the Oregon Solar Installation Specialty Code 305.4 (Includes plan review and one inspection)	\$150.00
Plan Review for Engineered Systems	65% of Permit Fee
Inspections of Prescriptive Path Installations (after the first inspection) One Hour Minimum	\$65.00 per Hour

Grading Permits

Grading Permit	Fee
10 cubic yards or less	No fee
11 to 50 cubic yards	\$23.50
51 to 100 cubic yards	\$37.00
101 to 1,000 cubic yards	\$37.50 for the first 100 cubic yards, plus \$17.50 for each additional 1,000 cubic yards
1,001 to 10,000 cubic yards	\$194.50 for the first 1,000 cubic yards, plus \$14.50 for each additional 1,000 cubic yards
10,001 to 100,000 cubic yards	\$325 for the first 10,000 cubic yards, plus \$66.00 for each additional 10,000 cubic yards
100,001 cubic yards or more	\$919.00 for the first 100,000 cubic yards, plus \$36.50 for each additional 10,000 cubic yards
Grading Plan Review	Fee
50 cubic yards or less	No fee
51 to 100 cubic yards	\$23.50
101 to 1,000 cubic yards	\$37.00
1,001 to 10,000 cubic yards	\$49.25
10,001 to 100,000 cubic yards	\$49.25 for the first 10,000 cubic yards plus \$24.50 for each additional 10,000 cubic yards
100,001 to 200,000 cubic yards	\$269.75 for the first 100,000 cubic yards, plus \$13.25 for each additional 10,000 cubic yards
200,001 cubic yards or more	\$404.25 for the first 200,000 cubic yards plus \$7.25 for each additional 10,000 cubic yards or fraction thereof
Other Grading Inspections	Fee
Inspections outside of normal business hours Under special circumstances with pre-arrangement Two Hour Minimum	\$100.00 per hour
Inspections for which no fee is specifically indicated One Hour Minimum	\$65.00 per hour
Re-inspection fee	\$50.00 per inspection
Additional plan review required by changes, additions, or revisions to approved plans One Hour Minimum	\$65.00 per hour

Mechanical Permit Fees

Residential Mechanical Permit	Fee
Minimum Permit Fee	\$65.00
Installation/relocation forced air or gravity type furnace or burner, including attached ducts and vents, up to 100,000BTU	\$25.00
Installation/relocation forced air or gravity type furnace or burner, including attached ducts and vents, over 100,000BTU	\$30.00
Installation/relocation floor furnace	\$20.00
Installation/relocation suspended heater	\$20.00
Installation, relocation, or replacement of appliance vents not included in an appliance permit	\$15.00
Repair of, alteration of, or addition to each heating, refrigeration, cooling, absorption, or evaporative unit or system, including controls	\$20.00
Boiler or compressor up to 3 horsepower, or each absorption system up to 100,000 BTU/h	\$20.00
Boiler or compressor over 3 and up to 15 horsepower, or each absorption system over 100,000 and up to 500,000 BTU/h	\$25.00
Boiler or compressor over 15 and up to 30 horsepower, or each absorption system over 500,000 and up to 1,000,000 BTU/h	\$40.00
Boiler or compressor over 30 and up to 50 horsepower, over 500,000 and up to 1,750,000 BTU/h	\$55.00
Installation or relocation of each boiler or refrigeration compressor over 50 horsepower or absorption system over 1,750,000 BTU/h	\$55.00
Each air handling unit up to 10,000 cubic feet per minute, including attached ducts	\$15.00
Each air handling unit exceeding 10,000 cfm	\$25.00
Each evaporative cooler , other than portable types, air conditioning units and/or heat pumps	\$20.00
Each ventilation fan connected to a single duct	\$15.00
Each ventilation system which is not a portion of heating or air conditioning system authorized by permit	\$20.00
Installation of each hood served by mechanical exhaust, including ducts	\$20.00
Installation or relocation of each domestic type incinerator	\$20.00
Each appliance or piece of equipment regulation by this code, but not classed in other applicant categories, or no other fee is listed.	\$20.00
Fuel piping system with 1 to 4 outlets	\$20.00
Fuel piping system with 5 or more outlets	\$5.00 per outlet

Other Mechanical Inspections	Fees
Mechanical Plan Review – Residential	25% of Residential Mechanical Permit Fee
Inspections outside of normal business hours (Two Hour Minimum)	\$100.00 per/hour
Inspections for which no fee is specifically indicated (One Hour Minimum)	\$65.00 per hour
Reinspection fee	\$50.00 per inspection
Additional plan review required by changes, additions, or revisions to approved plans (One Hour Minimum)	\$65.00 per hour
Mechanical Investigation Fee	Average or actual additional cost of ensuring compliance with this code and shall be in addition to required permit fees - \$100.00 Minimum.

Commercial Mechanical Permit Fees

Total Valuation	Permit Fee
\$1.00 to \$2,000.00	\$65.00
\$2,001.00 to \$25,000.00	\$65.00 for the first \$2,000 plus \$11.00 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001.00 to \$50,000.00	\$318.00 for the first \$25,000 plus \$9.00 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001.00 to \$100,000.00	\$543.00 for the first \$50,000 plus \$6.00 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001.00 and up	\$843.00 for the first \$100,000 plus \$4.00 for each additional \$1,000, or fraction thereof
Other Commercial Mechanical Inspection	Fee
Mechanical Plan Review – Commercial	25% of the Commercial Mechanical permit fee
Reinspection Fee	\$50.00 per inspection
Inspections outside of normal business hours Two Hour Minimum	\$100.00 per hour
Inspections for which no fee is specifically indicated One Hour Minimum	\$65.00 per hour
Additional Plan Review required by changes, additions, or revisions to the approved plans. One Hour Minimum	\$65.00 per hour
Mechanical Investigation Fee	Average or actual additional cost of ensuring compliance with this code and shall be in addition to required permit fees - \$100 Minimum

Plumbing Permits

Residential Plumbing Permit	Fees
Minimum Permit Fee	\$90.00
Plan Review, if required	30% of permit fee
Water Service/Building Sewer/Storm Sewer	
Water service – first 100 feet or fraction thereof	\$50.00
Water service – each additional 100 feet of fraction thereof	\$30.00
Sanitary sewer – first 100 feet or fraction thereof	\$50.00
Sanitary sewer – each additional 100 feet of fraction thereof	\$30.00
Storm sewer (includes rain drain and footing) – first 100 feet or fraction thereof	\$50.00
Storm sewer (includes rain drain and footing) – each additional 100 feet of fraction thereof	\$30.00
New One and Two Family Dwellings Includes one kitchen, first 100 feet of water and sewer, hose bibs, ice maker, underfloor low-point drains, and rain-drain packages (including piping, gutters, downspouts and perimeter system)	
1 bath	\$260.00
2 bath	\$320.00
3 bath	\$370.00
Each additional bathroom in addition to 3	\$80.00
Each additional kitchen in addition to 1	\$80.00
Fixture Fee	\$20.00
Backflow preventer / Backwater Valve	\$40.00
One and Two Family Continuous Loop/Multipurpose Fire Suppression System Permit – as noted in OAR 918-050-0140	
0 - 2000 square feet	\$100.00
2001 - 3600 square feet	\$150.00
3601 - 7,200 square feet	\$200.00
Over 7,200 square feet	\$250.00
Manufactured Homes Utilities– sewer collection and water distribution	\$110.00

Commercial Plumbing Permit	Fee
Commercial, Industrial,	
Minimum Fee	\$150.00
Site Utilities for Water / Sanitary / Storm Sewer (exterior of foundation) trench drains (length of pipe):	
First 100 feet or fraction thereof	\$80.00
Each additional 100 feet of fraction thereof	\$40.00
Storm water retention / detention tank / facility – Flat Fee	\$80.00
Pressure reducing valve	\$25.00
Fixture cap	\$25.00
Man holes	\$25.00
Catch basin or area drain	\$25.00
Absorption valve	\$25.00
Bath tub/shower/shower pan	\$25.00
Clothes washer	\$25.00
Dishwasher	\$25.00
Drinking fountain	\$25.00
Expansion tank	\$25.00
Fixture cap	\$25.00
Floor or roof drain / floor sink / hub	\$25.00
Garbage disposal	\$25.00
Hose Bib	\$25.00
Ice maker	\$25.00
Inceptor / grease trap	\$25.00
Laundry tray	\$25.00
Sink / basin / lavatory	\$25.00
Trap primer	\$25.00
Water closet / urinal	\$25.00
Water heater	\$25.00
Other fixture	\$25.00
Backflow Preventer/Backflow Valve	\$80.00
Plan Review, if required	30% of Permit Fee
Manufactured Dwelling Parks / RV Parks – Per Space/Site Fee:	\$70.00

Medical Gas Piping – Fee based upon value (Plan Review Required)

Valuation	Permit Fee
\$1.00 - \$2,000.00	\$75.00
\$2,001.00 - \$25,000.00	\$75.00 for first \$2000.00 + \$12.00 for each additional \$1,000 or fraction thereof, to and including \$25,000.00
\$25,001.00 - \$50,000.00	\$351.00 for first \$25,000 + \$10.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.00
\$50,001.00 - \$100,000.00	\$601.00 for first \$50,000 + \$6.00 for each additional \$1,000 or fraction thereof, to and including \$100,000.00
\$100,000.00 and up	\$901.00 for first \$100,000 + \$4.00 for each additional \$1,000 or fraction thereof
Other Plumbing Inspection – Residential & Commercial	Fee
Re-inspections	\$90.00 per inspection
Inspections outside of normal business hours - Under special circumstances with pre-arrangement - Three Hour Minimum	\$160.00 per hour
Inspections for which no fee is specifically indicated One Hour Minimum	\$90.00 per hour
Additional Plan Review required by changes, additions, or revisions to the approved plans. One Hour Minimum	\$90.00 per hour

Manufactured Home and Mobile Home/RV Parks¹

OAR 918-600-0030

Table 1	
Total Valuation	Fee
\$1.00 to \$500.00	\$15.00
\$501.00 to \$2,000.00	\$15.00 for first \$500 plus \$2.00 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001.00 to \$25,000.00	\$45.00 for first \$2,000 plus \$9 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001.00 to \$50,000.00	\$252.00 for first \$25,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001.00 to \$100,000.00	\$414.50 for first \$50,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001.00 to \$500,000.00	\$639.50 for first \$100,000 plus \$3.50 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001.00 to \$1,000,000.00	\$2,039.50 for first \$500,000 plus \$2 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001.00 and up	\$3,539.50 for first \$1,000 plus \$2 for each additional \$1,000 or fraction thereof
Other Inspections	Fee
Re-inspection Fee	\$50.00 per inspection
Inspections outside of normal business hours Two Hour Minimum	\$50.00 per hour
Inspections for which no fee is specifically indicated One-Half Hour Minimum	\$50.00 per hour
Additional Plan Review required by changes, additions, or revisions to the approved plans. One-Half Hour Minimum	\$50.00 per hour
Consultation Fee One Hour Minimum	\$30.00 per hour

**Manufactured Dwelling / Mobile Home / RV Park Valuation Table
Table 2**

Space per Acre

Park Class	4	5	6	7	8	9	10	11	12
A	5901	5517	5197	4941	4685	4493	4365	4301	4237
B	5504	5120	4800	4544	4288	4096	3968	3904	3804
C	5312	5028	4608	4352	4269	3904	3776	3712	3648

Class A = parks contain paved streets curbs & sidewalks

Class B = parks contain paved streets no curbs no sidewalks

Class C = parks contain no paved streets, no curbs but have sidewalks on one side or each street

When a park contains spaces in more than one class, figure the spaces in each class; then add them together to obtain the total valuation of the park.

Plan Review fee is 65% of permit fee.

¹This permit does not include permits or related fees for park facilities constructed under building, mechanical, plumbing, electrical or manufactured dwelling placement permits.