



Oregon

Theodore R. Kulongoski, Governor

Department of Consumer and Business Services

Building Codes Division
1535 Edgewater Street NW
PO Box 14470
Salem, OR 97309-0404
(503) 378-4133
FAX (503) 378-2322
<http://bcd.oregon.gov>

February 17, 2010

To: INTERESTED PARTIES

**From: CHRIS HUNTINGTON, MANAGER
POLICY AND TECHNICAL SERVICES**

Subject: LANE COUNTY PROPOSED FEE ADOPTION

The State Building Codes Division (division) has received the enclosed notice of intent to adopt building inspection program fees from the above listed municipality. Pursuant to Oregon Administrative Rule 918-020-0220, municipalities seeking to adopt fees are required to provide the following summary information 45 days prior to the proposed adoptive date.

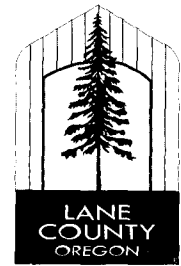
- (A) The affected specialty code or program areas;
- (B) A description of the proposed building inspection program fees including the approximate percentage change when applicable;
- (C) The proposed effective date;
- (D) The date of the last fee increase in the specialty code or program area if applicable;
- (E) The anticipated date, time and location of the local municipal hearing scheduled pursuant to Oregon Revised Statute (ORS) 294.160;
- (F) The name, phone number, and title of a contact person; and
- (G) A narrative explaining the purpose of the proposed fee adoption.

The division is required to notify interested parties after receiving a notice of intent to adopt building inspection program fees from a municipality. Enclosed is the information the municipality provided to the division pursuant to the above administrative rule requirements.

If you have concerns about this proposed fee change, you may contact the municipality directly by contacting Lane County Building Official, Brian Craner, (541) 682-4466 or attend the local municipal hearing on February 24, 2010 in Harris Hall in the Lane County Public Services Building, 125 E. 8th Avenue, Eugene, OR at 9:00 a.m. If you still have unresolved concerns, you may, pursuant to ORS 455.210(3) and 479.845, appeal this fee adoption by sending a written request to the division within 60 days of the municipality's letter of notice to the division.

cc: LANE COUNTY

February 9, 2010



LAND MANAGEMENT DIVISION
http://www.LaneCounty.org/PW_LMD/

Oregon Building Codes Division
Attn: Trevor Johnson
P.O. Box 14470
Salem, OR 97309-0404

Concerning: Lane County Building Program Fee Schedule Revisions

Mr. Johnson:

In accordance with OAR 918-020-0220 Fee Adoption Standards, this letter and the accompanying document are intended to serve as notice of revisions to the Lane County Building Programs' fee schedule. The revisions are necessitated by administrative rule changes which dictate consistent fee methodology. Whenever possible, these fee revisions have been formulated on a revenue neutral basis.

The following items are intended to specifically address the administrative rule requirements related to notifying the Building Codes Division of fee revisions.

- *OAR 918-020-0220(1)(a)(A)Affected specialty code or program areas:* Oregon Structural Specialty Code, Oregon Residential Specialty Code, Oregon Plumbing Specialty Code, Oregon Mechanical Specialty Code, Oregon Electrical Specialty Code, Oregon Manufactured Dwelling and Park Specialty Code, Oregon Fire Code.
- *OAR 918-020-0220(1)(a)(B)Description of proposed fees and approximate percentage increase:* See attached excerpt from Lane Manual 60.855 with proposed fee revisions in legislative format. In every possible instance, revision calculations that sought revenue neutrality were applied for an overall net percentage increase of zero. So, while individual fee items may have increased or decreased, the average cost and overall revenue associated with a typical collection of permits over a given year remains the same.
- *OAR 918-020-0220(1)(a)(C)Proposed effective date:* April 1, 2010.
- *OAR 918-020-0220(1)(a)(D) Most recent fee increases:* Structural, mechanical, plumbing and electrical fees were last revised on July 1, 2008 (Order No. 08-5-14-11).
- *OAR 918-020-0220(1)(a)(E) Local municipal hearing per ORS 294.160:* The board order recommending enactment of the proposed fee increases will be presented for approval at the Lane Board of County Commissioners meeting on February 24, 2010. The meeting, including a period for public comment, will start at 9:00 am in Harris Hall on the main level of

the Lane County Public Services Building, 125 E. 8th Ave, Eugene, OR. Agendas, minutes and streaming video of all board meetings can be found at www.lanecounty.org.

- *OAR 918-020-0220(1)(a)(F) Contact person:* Brian Craner, Lane County Building Official, (541) 682-4466.
- *OAR 918-020-0220(1)(a)(G) Purpose of revisions:* As alluded to in the opening of this letter, the purpose of the proposed fee revisions for which this notice is given is to bring Lane County's fee methodology into agreement with the methodology dictated by administrative rule changes adopted at the beginning of 2009. Although the new administrative rules prompting these revisions went into effect January 1, 2009, Lane County was granted a waiver from compliance with these requirements in light of ORS 203.115. At the time, this statute stated that "a county governing body shall not change the amount of a fee it has set pursuant to statute within one year after setting that fee." As the fees set forth in LM60.855 had previously been revised effective July 1, 2008, the Division allowed for the County to postpone revisions intended to bring about compliance with the new OARs until at least one year had passed. Now that the time has passed to allow for revisions to the County's fee schedule, compliance with current administrative rules is being sought through these revisions.

Feel free to contact me to request any additional information required by statute or administrative rule.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'B. Craner', with a long horizontal line extending to the right.

Brian Craner, PE
Lane County Building Official
Land Management Division
125 E. 8th Avenue
Eugene, OR 97401
541-682-4466

Attachments: Lane Manual revisions in legislative format, 7 pgs

(c) \$50 affidavit of correction and entering corrected information onto filed land surveys.

Fees shall be made payable to the Lane County Surveyor. The land survey checking fees shall be paid prior to submitting land surveys for filing. The affidavit of correction fee shall be paid prior to filing the document with the County Clerk. Fees shall be made payable to the Lane County Surveyor for the purpose of offsetting the cost of checking land surveys, sending notice to the Board of Examiners, reviewing affidavits of corrections and maintenance of microfilm records. All fees shall be submitted prior to filing or reviewing the land survey or affidavit.

(4) For servicing government corners that are disturbed by any person or public agency in accordance with ORS 209.140 or 209.150, the Lane County Surveyor may recover the cost of crew wages and vehicle usage to reimburse County for lowering and replacement of government corner monuments or corner accessories.

The cost of crew and vehicle usage to lower and service the corner or its accessories shall be paid by the person or public agency causing the corner to be disturbed to Lane County Surveyor within 10 days of receipt of the invoice for work performed.

(5) For road naming or renaming, the application fee shall be \$100.00. *(Revised by Order No. 01-4-4-6, Effective 7.1.01; 04-2-11-3, 7.1.04; 04-5-5-8, 6.4.04; 07-4-18-3, 7.1.07)*

60.855 Public Works Department/Land Management Division – Building.

In accordance with LC Chapter 11 and ORS Chapters 446, 447, 455 and 479, the following fees are established:

(1) Building Permit Fees. Building permit fees shall be based on the total valuation of work and assessed in accordance with the schedule below. Reference LM 60.855(14) for detailed information regarding how total valuation is determined.

<u>Total Valuation</u>	<u>Fee</u>
\$1 to \$500	\$22.45
\$500.01 to \$2,000	\$22.45 for the first \$500 plus \$4.30 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,000.01 to \$25,000.00	\$86.95 for the first \$2,000 plus \$10.20 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,000.01 to \$50,000.00	\$321.55 for the first \$25,000 plus \$7.40 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,000.01 to \$100,000.00	\$506.55 for the first \$50,000 plus \$4.20 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,000.01 and up	\$716.55 for the first \$100,000 plus \$3.90 for each additional \$1,000 or fraction thereof.

(2) Additional Fees.

Structural Plan Review Fee. In addition to the building permit fee, a structural plan review fee will be charged based on the building permit fee. Structural plan review fees shall be 65% of the building permit fee.

Fire/Life Safety Plan Review Fee. In addition to the building permit fee, fire/life safety plan review fee will be charged when such a review is required. Fire/life safety plan review fees shall be 40% of the building permit fee.

At right margin indicates changes
Bold indicates material being added
~~Strikethrough~~ indicates material being deleted
60.855

**LEGISLATIVE
FORMAT**

Lane Manual

60.855

Manufactured Dwelling or Park Model Placement Permit.
~~Mobile Home Placement Permit~~ **Includes concrete slab, runners, or foundations when they
comply with prescriptive requirements of the code.**
**Also includes electrical feeder and plumbing connections
within 30 feet of structure and all crossover connections** \$ ~~439.80~~**208.00**
**Manufactured/Mobile Modular Structures (used for other than
dwelling purposes)**

fees are Building Permit Fees applied to 37.5% of project
value based on Building Valuation Data.

~~Home-Hardship Placement Permit~~ **Temporary Manufactured Dwelling or Park Model Mobile**

(Original Placement-Good for two calendar years)

~~model mobile home placement permits~~ Fees same as regular **manufactured dwelling or park**

Recreational Vehicle (six months, no utilities) \$ 49.60
Structure Relocation Investigation Fees \$ 172.00
Swimming Pool (Plumbing and/or Mechanical extra) \$ 110.20
~~Demolition of Structures (each structure)~~ **Buildings (Plumbing**

Extra)

\$ ~~95.50~~**55.10**
Agricultural Buildings not located in Flood Hazard Areas \$ 38.60
Change of Occupancy Inspection Fee \$ 275.50
Building Code Administrative Variance Fee..... \$ 38.60
Building Appeals Hearing Filing Fee..... \$ 110.20
Code Interpretation Conference Fee..... \$ 62.00 minimum
..... \$ 62.00/hr.

(3) Other Inspection and Fees.

Reinspection Fee \$ 76.00
Additional Plan Review Time \$ 62.00 minimum
..... \$ 62.00/hr.

(4) Mechanical Permit Fees.

~~Minimum Mechanical Permit Fee~~ **Permit Issuance Fee (Base
fee, then add the following**

~~fees that apply)~~ \$ ~~47.50~~**35.00**

Residential:

Installation or relocation of each forced-air or gravity-type
furnace or burner, including ducts and vents attached to
such appliance, up to and including 100,000 Btu/h
(29.3kW)..... \$ ~~46.00~~**21.00**
Installation or relocation of each forced-air or gravity-type
furnace or burner, including ducts and vents attached to
such appliance over 100,000 Btu/h (29.3kW) \$ ~~50.65~~**25.65**
Installation or relocation of each residential heat pump..... \$ ~~61.15~~**36.15**
Installation or relocation of each floor furnace, including vent \$ ~~46.00~~**21.00**
Installation or relocation of each suspended heater, recessed
wall heater or floor-mounted unit heater \$ ~~46.00~~**21.00**
Installation, relocation or replacement of each appliance vent
installed and not included in an appliance permit..... \$ ~~35.50~~**10.50**
Repair of, alteration of, or addition to each heating appliance,
refrigerator unit, cooling unit, absorption unit or each

At right margin indicates changes
Bold indicates material being added
~~Strikethrough~~ indicates material being deleted
60.855

LEGISLATIVE
FORMAT

Lane Manual

60.855

heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by the code	\$ 46.00 21.00
Installation or relocation of each compressor to and including three horsepower (10.6kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$ 46.00 21.00
Installation or relocation of each compressor over three horsepower (10.6kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW).....	\$ 63.50 38.50
Installation or relocation of each compressor over 15 horsepower (52.7kW) to and including 30 horsepower (105.5kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)..	\$ 77.50 52.50
Installation or relocation of each compressor over 30 horsepower (105.5kW), to and including 50 horsepower (176kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9kW)...	\$ 103.10 78.10
Installation or relocation of each refrigeration compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$ 155.60 130.60
Each air handling unit to and including 10,000 cubic feet per minute (4720 L/s), including ducts attached thereto. (Note, this fee shall not apply to an air handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the code)	\$ 40.20 15.20
Each air-handling unit exceeding 10,000 cfm (4720 L/s).....	\$ 50.65 25.65
Each evaporative cooler other than portable type	\$ 40.20 15.20
Each ventilation fan connected to a single duct	\$ 35.50 10.50
Each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$ 40.20 15.20
Installation of each hood which is served by a mechanical exhaust, including the ducts for such hood.....	\$ 40.20 15.20
Installation or relocation of each domestic-type incinerator ...	\$ 50.65 25.65
Installation or relocation of each commercial or industrial-type incinerator	\$ 129.95 104.95
Installation or relocation of each wood/pellet/gas stove or ... /insert	\$ 91.60 66.60
Vent pre-inspection for inserts	\$ 81.10 56.10
Each appliance or piece of equipment regulated by this code, but not classed in other appliance categories or for which no other fee is listed in this code.....	\$ 40.75 15.75
Fuel gas piping:	
Each gas-piping system of one to four outlets.....	\$ 16.95 6.10
Each additional outlet above four gas-piping system of five or more outlets , per outlet.....	\$ 4.75 1.70

Commercial/Industrial:

Mechanical Permit fee calculated based on the value of

the mechanical equipment and installation costs applied to the building permit fee schedule in LM 60.855(1). Minimum mechanical permit fee applies.

Mechanical Plan Review Fee. A mechanical plan review fee will be charged when such a review is required. Mechanical plan review fees shall be 25% of the mechanical permit fee.

(5) ~~Manufactured Dwelling Mobile Home Parks~~. Valuation is computed per Table 2 of OAR 918-600. Fees shall be 130% of the fees as regulated by OAR 918-600, Manufactured Dwelling Parks and Mobile Home Parks as currently in effect, plus regular permit fees for building, plumbing and mechanical permits. A 15% surcharge, in accordance with ORS 446.430, shall be assessed.

(6) Recreation Parks. Valuation is computed per Table 2 of OAR 918-650. Fees shall be 130% of the fees as regulated by OAR 918-650, Recreational Parks and Organizational Camps plus regular permit fee for plumbing. Plan Review Fee is 65% of total permit fee.

(7) Plumbing Permit Fees.

Minimum Plumbing Permit Fee \$ 47.50

Residential.

~~New Construction Single Family up to 40 fixtures when purchased as a unit (includes: DWV/water distribution, the first kitchen, and the first 100 feet of water service, sanitary sewer and storm sewer.)~~

Single Family: 1 Bath \$ 294.35

Single Family: 2 Bath \$ 389.35

Single Family: 3 Bath \$ 474.75

Each additional bath over three or kitchen over one \$ 95.75

~~Single Family: Solar (when connected with potable water) \$ 66.50~~

Residential Fire Suppression Systems. Fee calculated as separate flat fee based on square footage of structure

0 to 2000 square feet \$ 87.00

2001 to 3600 square feet \$ 129.00

3601 to 7200 square feet \$ 164.00

7201 square feet and greater \$ 200.00

Accessory, Addition, or Alteration Number of fixtures X \$17.10

~~Single Family Repair/Remodel (less than 50%)..... \$ 66.50~~

~~Single Family Repair/Remodel (less than 7 fixtures) (more than 50%)..... \$ 95.00~~

~~Single Family Repair/Remodel (7 fixtures or more) (more than 50%)..... Number of fixtures x \$17.10~~

~~Single Family with more than 40 fixtures, over 3 baths, more than 100 feet of water service pipe, sanitary or storm sewer, or when permit is not purchased as a unit: Number of fixtures is multiplied by \$17.10, plus water service, sanitary and storm sewers as required in Water Service/Sanitary/Storm Sewer subsection below.~~

Other residential single family water service or building sewer fee determined in accordance with Water Service/Sanitary/Storm Sewer subsection below.

Manufactured Dwellings or Park Models~~Mobile Homes.~~

At right margin indicates changes
Bold indicates material being added
~~Strikethrough~~ indicates material being deleted
60.855

**LEGISLATIVE
FORMAT**

Lane Manual

60.855

	Manufactured Dwelling Mobile Home -Park Sewer	
	Collection and Water Distribution System (per space)	\$ 57.00
	Manufactured Dwelling or Park Model Mobile Home -Service	
	Connection (sewer, water and storm)	
	First 30 100-feet included in placement fee, \$57.00 if	
	purchased separately. Each additional 100 feet or fraction	
	thereof charged in accordance with Water Service/Sanitary/	
	Storm Sewer subsection below.	\$ 35.20
	Commercial/Industrial	
	If less than 200 feet of sewer and 200 feet of water	
	service and less than 10 fixtures	\$ 265.90
	If over 200 feet of sewer or water service and/or more than	
	10 fixtures: Number of fixtures is multiplied by \$17.10,	
	plus water service, sanitary and storm sewers as required	
	in Water Service/Sanitary/Storm Sewer subsection below.	
	Water Service/Sanitary/Storm Sewer	
	Water Service (first 100 feet or fraction thereof).....	\$ 57.00
	Water Service (each additional 100 feet or fraction thereof)	\$ 47.50
	Building Sewer (first 100 feet or fraction thereof)	\$ 57.00
	Building Sewer (each additional 100 feet or fraction	
	thereof)	\$ 47.50
	Building Storm Sewer or Rain Drain (each 100 feet or	
	fraction thereof)	\$ 57.00
	Storm or Rain Drain (each additional 100 feet or fraction	
	thereof)	\$ 47.50
	Alternate Potable Water Heating Systems (coil, extractor,	
	heat pumps, etc.).....	\$ 57.00
	Plumbing Plan Review Fee. A plumbing plan review fee will	
	be charged when such a review is required. Plumbing plan	
	review fees shall be 30% of the plumbing permit fee.	
(8)	<u>Electrical Permit Fees.</u>	
	Electrical Master Permit Program:	
	Enrollment Fee.....	\$ 100.00
	Inspection Time	\$ 86.00/hr.
	Residential: (per unit, service included)	
	1,000 sq. ft. or less	\$ 143.00
	Each additional 500 sq. ft or portion thereof	\$ 26.00
	Limited/restricted energy	\$ 41.00
	Each manufactured home, park model , or modular	
	dwelling service or feeder when not included as part	
	of a placement permit	\$ 90.00
	Services or Feeders: (installation, alterations, relocation)	
	200 amps/5 kva or less.....	\$ 100.00
	201 to 400 amps/5.01 to 15 kva	\$ 126.00
	401 to 600 amps/15.01 to 25 kva	\$ 175.00
	601 amps to 1,000 amps	\$ 276.00
	Over 1,000 amps or volts	\$ 556.00
	Reconnect only	\$ 82.00
	Temporary Services or Feeders: (installation, alteration, relocation)	

At right margin indicates changes
Bold indicates material being added
~~Strikethrough~~ indicates material being deleted
60.855

**LEGISLATIVE
FORMAT**

Lane Manual

60.855

200 amps or less.....	\$ 82.00
201 amps to 400 amps	\$ 99.00
401 amps to 600 amps	\$ 162.00
Over 600 amps or 1,000 volts (see Services or Feeders section, above)	
Branch Circuits: (new, alteration, extension per panel)	
The fee for branch circuits with purchase of service or feeder fee:	
Each branch circuit.....	\$ 7.00
The fee for branch circuits without purchase of a service or feeder fee:	
First branch circuit	\$ 76.00
Each additional branch circuit.....	\$ 7.00
Miscellaneous: (service or feeder not included)	
Each pump or irrigation circle	\$ 82.00
Each sign or outline lighting.....	\$ 82.00
Signal circuit(s) or a limited/restricted energy panel or alteration or extension of limited energy circuits	\$ 82.00
Each additional inspection.....	\$ 76.00
Electrical Plan Review Fee. An electrical plan review fee will be charged when such a review is required. Electrical plan review fees shall be 25% of the electrical permit fee.	

(9) Miscellaneous:

Composting Toilet.....	\$ 38.00
Solar Water Heating and Photovoltaic Electric Generators.	
Applicable building, plumbing and electrical permit fees assessed in accordance with the appropriate sections of LM 60.855.	

Solar System each component.....	\$ 26.00
Solar System Building Alterations.....	\$ 76.00 minimum
Masonry fireplace Installation (for existing structure).....	\$ 148.00

(10) Temporary Certificate of Occupancy Fee. 10% of Building Permit fee.

(11) Development Report Service Fee.

(with inspection).....	\$ 148.00
(without inspection).....	\$ 76.00

(12) Surcharge. In accordance with ORS 455.210 and 455.220, a State surcharge will be collected on the total building permit fees and submitted to the Oregon State Department of Consumer & Business Services. The State surcharge shall be the lesser of 13% or the amount determined by the Department of Consumer & Business Services.

(13) Phased Project and Deferred Submittal Review Fees.

Plan review fee for each phase of a phased project is \$95.00 plus 10 percent of the total project building permit fee not to exceed \$1,500 for each phase.

Fee for processing and reviewing deferred plan submittals is 65 percent of the building permit fee calculated from LM 60.855(1) using the value of the particular deferred portion or portions of the project, with a set minimum of \$95.00.

These fees are in addition to the project plan review fee based on the total project value.

At right margin indicates changes
Bold indicates material being added
~~Strikethrough~~ indicates material being deleted
60.855

LEGISLATIVE
FORMAT

Lane Manual

60.855

- ~~Quick Start Authorization Fee.....~~ \$ 132.00
- (14) **Building Valuation Data.** The valuation of building construction for construction permit purposes shall be the actual total construction costs for all classes of work. The application for a building permit shall include a facsimile or photocopy of the actual contract cost. The building permit fee will be based on this cost estimate or as a minimum shall be based on the January – February 2010~~08~~ Building Valuation Data (BVD) published by the International Code Council. If the determination of construction costs based on Building Valuation Data (BVD) does not agree with the actual cost of construction, the permit holder may submit a detailed certified cost record after completion of construction. Any overpayment of permit fees ~~may will~~ be refunded based on the actual cost as approved by the Building Official.
- (15) **Alteration and Remodel.** (Residential and Commercial)
Alterations and remodel other than additions use contract price or 50% current per square foot value for new construction. Square foot area computation to be the remodeled portion of the structure.
Minimum building fee does not include surcharge (State) or plan check fee..... \$ 50.00
- (16) **Additions.** (Residential and Commercial)
Use current per square foot value of new construction for type of occupancy.
- (17) **Carports, Covered Porches, Patios, Decks.**
Value calculated separately at 50% of the value of private garage from the most current Building Valuation Data (BVD).
- (18) **Refunds.**
In accordance with LM 60.850(3), permit fees may be refunded under certain circumstances. In these instances, a written refund request on a Division approved form must be submitted by the applicant prior to or within 180 days of permit issuance to be considered. A portion of the permit fees may be retained to address the cost of refund processing. (Revised by Order No. 94-6-1-4, 6.1.94; 01-4-4-6, 4.4.01; 03-4-16-3, 7.1.03; 04-2-18-1, 7.1.04; 04-5-19-15, 7.1.04; 05-2-2-7, 7.1.05; 05-6-29-4, 6.29.05; 06-2-8-7, 7.1.06; 07-12-12-14, 12.12.07; 08-5-14-11, 7.1.08)

THIS SPACE INTENTIONALLY LEFT BLANK.