



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
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<http://bcd.oregon.gov>

April 8, 2009

To: INTERESTED PARTIES

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

Subject: CITY OF WOODBURN 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 Steve Krieg, Building Official, 503-980-2430, or attend the local municipal hearing on Monday, June 8, 2009, at 7:00 PM, Woodburn City Hall, 270 Montgomery Street, Woodburn. 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 30 days of the municipality's fee adoption date.

cc: City of Woodburn



CITY OF WOODBURN
Community Development Department
Building Division

270 Montgomery Street

Woodburn, Oregon 97071

Phone (503) 982-5250

Fax (503) 982-5244

April 3, 2009

Oregon State Building Codes Division
P.O. Box 14470
1535 Edgewater Street NW
Salem, OR 97039-0404

RE: Notification of a Proposed Permit Fee Increase for the City of Woodburn

In accordance with OAR 918-020-0220, the City of Woodburn, Building Division, is providing notification to the Oregon State Building Codes Division of intent to raise permit fees. OAR 918-020-0220 lists several criteria that must be included in a fee increase notification. Please see the OAR criteria and explanations that follow.

918-020-0220 Fee Adoption Standards

(1)(a) The municipality shall notify the division of such adoptions 45 days prior to the adoptive date. The notification shall include a summary of the following:

(A) The affected specialty code or program areas;

The specialty code areas are being adjusted to conform to the new consistent form and fee methodology rules found in OAR 918-050 and include the residential and commercial building, mechanical, manufactured dwelling, and fire suppression programs.

(B) A description of the proposed building inspection program fees including the approximate percentage increase when applicable;

The building inspection program fees that are proposed to be increased are the building, mechanical, manufactured dwelling, and fire suppression permit and plan review fees. As required by OAR 918-050 the proposed new fees for the City of Woodburn include commercial mechanical permits, deferred submittals, phased permits, partial permits, and fire suppression permit. All the proposed new fees, descriptions, and schedules are listed in the included City of Woodburn, Building Division fee schedule.

Currently the City of Woodburn is one of a very few jurisdictions that uses two fee schedules for calculating building permit fees. One fee schedule is for commercial building permits and the other fee schedule is for one- and two-family dwelling building permits. Woodburn's commercial building permit fee schedule is currently the lowest fee schedule, found, that is used in the State of Oregon. This fee schedule is from the 1976 Uniform Building Code (UBC) fee schedule. The 1976 UBC fee schedule was the first fee schedule adopted statewide in the State of Oregon. Woodburn's one- and two-family dwelling building permit fee schedule equals the lowest fee schedule, found, that is used in the State of Oregon. This fee schedule is from the 1979 UBC fee schedule.

The City of Woodburn is proposing to eliminate the dual building permit fee schedules. The commercial fee schedule is proposed to be eliminated. The current one- and two-family dwelling building permit fee schedule is proposed to be increased by approximately 5%. The net result of eliminating the commercial fee schedule and raising the current one- and two-family dwelling fee schedule approximately 5% will increase commercial building permits by approximately 35%. A new minimum permit fee is proposed for all building and mechanical permits and the mechanical permit base fee has been eliminated in accordance with OAR 918-050.

The one-and two-family dwelling mechanical permit fee schedule is being modified to comply with the new rules in OAR 918-050. The mechanical permit base fee is being eliminated and a minimum mechanical fee of \$65 is proposed. The current mechanical equipment fees vary from \$6 to \$95, not including the base fee. The mechanical permit fees are proposed to be adjusted to a flat \$20 fee for each piece of mechanical equipment. It is estimated that the majority one-and two-family dwelling mechanical permits issued by the City of Woodburn (mechanical alterations to existing one- and two-family dwellings) will fall under the minimum permit fee. This will have a minimal increase for some mechanical permits and will provide a lower fee for other mechanical permits with an anticipated net result in no fee increase for alterations under one- and two-family dwelling mechanical permits. The percentage of increase will vary from zero (0) percent to over 100% for new one-and two-family dwelling mechanical permits (with two bathrooms and depending on gas or electrical appliances). This increase is necessary to cover the costs associated with providing mechanical permit and inspection services.

The City of Woodburn currently charges 25% of the building permit fee for fire- and life-safety plan reviews. The City of Woodburn is proposing to raise this fee 15% to help recover the costs of providing fire- and life-safety plan reviews. Woodburn currently reimburses third party reviewers based

on a 40% fire- and life-safety plan review fee as charged by other jurisdictions for providing this service. This proposed fee increase will help Woodburn recover our operating costs and fees for paying third party plan reviewers for this service.

To comply with the new rules under ORS 918-050 commercial mechanical permit and plan review fees will be based off of the proposed permit fee table. Woodburn hasn't ever issued commercial mechanical permits based on this method of fee calculation. With the minimum commercial mechanical permit fee, and a valuation based commercial mechanical permit fee, the percentage of increase will vary from five (5) percent to over 40 percent for some larger projects. This increase is necessary to cover the costs to provide mechanical permit, inspection, and plan review services which have been subsidized by building permit revenue in the past. The proposed method of fee calculation is the same method used in the majority of the Woodburn's neighboring jurisdictions to comply with the common fee methodology rules in OAR 918-050. Commercial mechanical plan review fees are proposed to be raised 40% (from 25% to 65% of the mechanical permit fee) to help recover the costs of providing mechanical plan review services. Currently the 25% fee doesn't allow the City to recover the costs associated with commercial mechanical plan review.

Manufactured dwelling permits are proposed to be increased 36 percent (from \$160 to \$250) to cover the current costs of issuing permits and providing inspections for manufactured dwellings. A new fee is proposed for reviewing and inspecting earthquake bracing systems for manufactured homes.

A new fee is proposed for issuing a temporary certificate of occupancy, a change of occupancy, expedited plan review, and master plan review. The hourly fee is proposed to be raised more than 76 percent for inspections outside of normal hours, reinspections, and inspections for which no fee is specifically indicated to cover the costs associated with providing these services.

(C) The proposed effective date;

The proposed effective date is July 1, 2009.

(D) The date of the last fee increase in the specialty code or program area if applicable:

The date of the last fee increase in the specialty code program areas was November 13, 2002.

(E) The anticipated date, time, and location of the municipal hearing scheduled pursuant to ORS 294.160;

Location: Woodburn City Hall
Council Chambers
270 Montgomery Street
Woodburn, OR 97071
Meeting Type: City Council Meeting
Anticipated Date: June 8, 2009
Anticipated Time: 7:00 p.m.

(F) The name, phone number, and title of the contact person; and

Contact Information:
City of Woodburn
Community Development Department
Steve Krieg, Building Official
270 Montgomery Street
Woodburn, OR 97071
503-980-2430 phone
503-982-5244 fax
steve.krieg@ci.woodburn.or.us

(G) A narrative explaining the purpose of the proposed fee adoption.

The purpose of the proposed fee increase is to align with the new State mandated fee methodologies required in OAR 918-050 and to assist in recovering costs for inspection, plan review, and other services relating to the administration of the City of Woodburn's permit programs for residential and commercial building, mechanical, manufactured dwelling, and fire suppression programs.

Questions or comments relating to this notification of the proposed fee increase should be directed as noted above.

Sincerely,

Steve Krieg
Building Official

SK

Enclosure

Survey of Local MECHANICAL Permit Fees

Created: November 2008

This is Not a comparison of SDC's, Plumbing, Building, Electrical, Land Use or other fees - ONLY MECHANICAL PERMIT FEES
 These are existing rates. Many of the agencies surveyed are currently reviewing their programs and may propose increases

NOTE: THIS IS FOR COMPARISON PURPOSES ONLY, CONTACT JURISDICTIONS FOR ACCURATE NUMBERS

<u>Commercial Mechanical Permits</u>	Minimum Permit						
	Fee	\$2,500	\$25,000	\$50,000	First \$100K	Plus/\$1000	Plan Review
Wilsonville**	61.55	61.55	140.25	260.65	432.65	1.54	
Woodburn (Proposed)	65.00	72.40	235.00	390.00	590.00	3.45	65%
Dallas	60.00	60.00	248.37	416.62	641.12	3.74	
Albany*	60.00	68.90	264.70	429.70	689.70	3.80	
Marion County	65.00	76.00	318.00	543.00	843.00	4.00	20%
Salem	65.00	65.00	318.00	543.00	843.00	4.00	25%
Sweet Home	65.00	65.00	318.00	543.00	843.00	4.00	25%
McMinnville	40.00			514.00	914.00		
Milwaukie	60.00	60.00	303.00	565.50	1,090.00	7.25	25%
Oregon City*	52.25	52.25	359.10	626.60	1,166.00	5.10	25%
Canby	80.00	80.00	410.00	710.00	1,310.00	10.00	
Corvallis	72.50	84.00	569.00	771.50	1,396.50	1.10	50%
Tigard	72.50	84.00	434.00	906.50	1,396.50	11.00	
Woodburn (Currently)	25.00	N/A	N/A	N/A	N/A	N/A	25%
Average of Fees	60.27	69.09	326.45	555.39	935.04	4.92	33%

All Fees Were Verified November 2008

*Proposed fee, jurisdiction is going through a fee increase

**Additional fee schedule for \$500K and above in value

Building Valuation Data (continued)

accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period

(1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).

- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs^{a, b, c, d}

Group	(2006 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	207.99	201.27	196.59	188.35	177.31	172.08	182.33	161.78	155.82
	Assembly, theaters, without stage	188.37	181.65	176.97	168.72	157.73	152.50	162.70	142.19	136.23
A-2	Assembly, nightclubs	160.35	155.84	151.87	146.10	137.40	133.56	140.99	124.59	120.41
A-2	Assembly, restaurants, bars, banquet halls	159.35	154.84	149.87	145.10	135.40	132.56	139.99	122.59	119.41
A-3	Assembly, churches	191.73	185.01	180.33	172.08	161.06	155.82	166.06	145.52	139.56
A-3	Assembly, general, community halls, libraries, museums	162.11	155.39	149.71	142.46	129.82	126.20	136.44	114.89	109.93
A-4	Assembly, arenas	187.37	180.65	174.97	167.72	155.73	151.50	161.70	140.19	135.23
B	Business	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
E	Educational	176.25	170.31	165.47	158.26	148.32	140.74	153.03	130.54	125.61
F-1	Factory and industrial, moderate hazard	97.68	93.20	87.88	84.96	76.10	72.71	81.54	62.67	59.24
F-2	Factory and industrial, low hazard	96.68	92.20	87.88	83.96	76.10	71.71	80.54	62.67	58.24
H-1	High Hazard, explosives	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	N.P.
H234	High Hazard	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	53.24
H-5	HPM	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
I-1	Institutional, supervised environment	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
I-2	Institutional, hospitals	271.13	265.33	260.35	253.27	239.63	N.P.	247.66	223.51	N.P.
I-2	Institutional, nursing homes	189.55	183.75	178.78	171.69	159.17	N.P.	166.08	143.05	N.P.
I-3	Institutional, restrained	185.16	179.37	174.39	167.30	155.66	149.72	161.69	139.55	132.80
I-4	Institutional, day care facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
M	Mercantile	119.24	114.73	109.76	104.99	95.94	93.10	99.88	83.13	79.95
R-1	Residential, hotels	163.43	157.90	153.72	147.58	137.69	133.97	148.68	124.81	119.99
R-2	Residential, multiple family	136.97	131.44	127.26	121.11	111.35	107.63	122.34	98.47	93.65
R-3	Residential, one- and two-family	129.98	126.37	123.27	120.01	115.61	112.61	118.02	108.33	101.95
R-4	Residential, care/assisted living facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
S-1	Storage, moderate hazard	90.50	86.02	80.70	77.78	69.10	65.71	74.36	55.67	52.24
S-2	Storage, low hazard	89.50	85.02	80.70	76.78	69.10	64.71	73.36	55.67	51.24
U	Utility, miscellaneous	69.10	65.33	61.44	58.37	52.71	49.14	55.08	41.61	39.61

a. Private Garages use Utility, miscellaneous

b. Unfinished basements (all use group) = \$15.00 per sq. ft.

c. For shell only buildings deduct 20 percent.

d. N.P. = not permitted

Electronic files of the latest Building Valuation Data can be downloaded from the Code Council website at www.iccsafe.org/cs/techservices