



# Oregon

John A. Kitzhaber, MD, Governor

Department of Consumer and Business Services  
Building Codes Division  
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**April 20, 2011**

**To: INTERESTED PARTIES**

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

**Subject: CITY OF MILWAUKIE 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 Building Official, Thomas E. Larsen at Phone: 503-786-7611, Fax: 503-786-7612, or [larsent@ci.milwaukie.or.us](mailto:larsent@ci.milwaukie.or.us) or provide written comments to the City of Milwaukie Building Department, 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206 until June 1, 2011. The fee adoption will be presented to the Milwaukie City Council on June 8, 2011. 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: CITY OF MILWAUKIE

**CITY OF MILWAUKIE  
BUILDING DEPARTMENT  
PROPOSED FEE INCREASE  
EFFECTIVE DATE:  
July 1, 2011**

**PREPARED MARCH 2011**

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## **SUMMARY:**

ORS 455.210 (3)(a) authorizes local municipalities to set building and related permit fees by ordinance. Such fees are to be as reasonable and necessary to provide for the administration and enforcement of the specialty codes for which the municipality has assumed responsibility. The City of Milwaukie's policy is to set fees sufficient to ensure a stable funding source for the building department, as well as provide a reasonable reserve balance to maintain essential services during times of economic downturn.

For structural permits, the City of Milwaukie adopts the latest version of the International Code Council Valuation Table [OAR 918- 050-0100]. The table is adjusted twice a year to reflect increases in construction costs, building an increase for inflation into the fee schedule and reducing the need to adjust fees.

Use of the table does not, however, automatically increase the minimum fees for building, mechanical or structural permits, as needed to keep pace with inflationary pressures, nor does it automatically increase plumbing fees, which are based on a per fixture cost, or residential mechanical fees, which are based on a per appliance cost..

### **RECOMMENDATIONS:**

It is my recommendation that, effective July 1, 2011, the following fee increase be adopted:

Structural permit minimum fee to be increased from \$75.00 to \$100.00.

Plumbing and mechanical permit minimum fee to be increased from \$60.00 to \$85.00

Plumbing permit fees to be increased, generally, by 5%.

Residential mechanical permit fees to be increased, generally, by 5%.

A \$100.00 flat fee to be created for a structural permit for prescriptive residential solar photovoltaic systems as required by OAR 918-050-0180.

Grading Fees be increased to reflect changes in Appendix J of the Oregon Structural Specialty Code, resulting in increased review and inspection requirements.

Electrical permit fees are not a part of this proposal.

Respectfully Submitted  
Thomas E. Larsen, Building Official

Current and proposed fee schedules can be found in **Attachment 1-B**.

# EXHIBIT 1

## Oregon Administrative Rules 918-020-0220 Department Of Consumer and Business Services Building Division

### Fee Adoption Standards

- (1) In addition to the standards set forth in ORS 455.210 and 479.845, a municipality intending to adopt building inspection program fees for any specialty code administered and enforced by the municipality shall comply with all of the following standards:
  - (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 State of Oregon Structural Specialty Code.**  
**The State of Oregon One and Two Family Dwelling Specialty Code.**  
**The State of Oregon Plumbing Specialty Code.**  
**The State of Oregon Mechanical Specialty Code.**  
**The State of Oregon Solar Installation Specialty Code.**
    - (B) A description of the proposed building inspection program fees including the approximate percentage increase when applicable;  
**See Attachment 1-B, Proposed Fees**
    - (C) The proposed effective date;  
**The fee increase is proposed to become effective July 1, 2011.**

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

**July 1, 2004**

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

**See Attachment 1-E, Meeting Notice**

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

**Thomas E. Larsen, Building Official  
6101 SE Johnson Creek Blvd., Milwaukie OR 97206  
Phone: (503) 786-7611  
Fax: (503) 786-7612  
e-mail: larsent@ci.milwaukie.or.us**

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

**Revenue from the fee increase proposed herein will be used to adequately fund the City of Milwaukie's Building Department.**

**The Department's goal is to maintain self-sufficiency, with a reserve fund balance of approximately \$100,000 (35% of Operating Budget) at the end of FY 11/12.**

**The fee increase is necessary to continue to fund a full time Building Official and a full time Permit Specialist. This will aid in the achievement of the Department's goal to provide a reasonable turnaround time for permit issuance, as well as continued accountability and continuity throughout the permit process.**

**It will also help to fund a compliance program to ensure that, to the greatest extent possible, all contractors and property owners performing work governed by the Oregon Specialty Codes administered by this jurisdiction will obtain required permits and inspections.**

## **ATTACHMENT 1-B**

### **PROPOSED FEES**

#### **Effective July 1, 2011:**

Structural permit minimum fee to be increased from \$75.00 to \$100.00.

Plumbing and mechanical permit minimum fee to be increased from \$60.00 to \$85.00

Plumbing permit fees to be increased, generally, by 5%.

Residential mechanical permit fees to be increased, generally, by 5%.

A \$100.00 flat fee to be created for a structural permit for prescriptive residential solar photovoltaic systems as required by OAR 918-050-0180.

Grading Fees be increased to reflect changes in Appendix J of the Oregon Structural Specialty Code, resulting in increased review and inspection requirements.

# BUILDING FEES & CHARGES-PROPOSED

## Section I. Residential Permits

**A. Structural Permits**—Valuation shall be calculated using the most current ICC Building Valuation Data Table. The square footage of a dwelling or addition shall be determined from outside exterior wall to outside exterior wall for each level. The square footage of garages, carports, covered porches or patios, and decks shall be calculated separately at the corresponding values from the most current ICC Building Valuation Data Table. Permit fees for remodels and alterations shall be calculated using the valuation determined by the fair market value as determined by the Building Official.

**1. Permit Fee**

Permit fees from calculation of total valuation from the square footage of the improvement	
\$1-\$500.....	\$18.75
\$501-\$2,000.....	\$18.75 plus \$2.89 per \$C to \$2K
\$2,001-\$25,000.....	\$62.10 plus \$11.54 per \$K over \$2K to \$25K
\$25,001-\$50,000.....	\$327.52 plus \$8.58 per \$K over \$25K to \$50K
\$50,001-\$100,000.....	\$542.02 plus \$5.77 per \$K over \$50K to \$100K
\$100,001 and up.....	\$830.52 plus 4.88 per \$K over \$100K
Minimum permit fee .....	<del>\$75.00</del> <b><u>\$100.00</u></b>

**2. Initial Plan Review Fees**..... **65% of the permit fee**

**3. Plan Review Fees Required/Requested by Changes, Additions, Revisions** ..... ~~\$70.00~~ **\$75.00/hr.** (min. charge 1 hr.)

**4. Third Party Plan Review Fee (for transfer of plan review to a third party)** ..... **10% of the permit fee (\$65.00 min.)**

**5. Residential Solar PV Installation** ..... **\$100.00**

**B. Mechanical Permits**—Fees per current Mechanical Permit application

Minimum Permit Fee ..... ~~\$60.00~~ **\$85.00**

**1. HVAC**

For the installation of:

a. Air handling unit including ducts:	
Up to 10,000 cfm .....	<del>\$23.00</del> <b><u>\$24.00</u></b>
Over 10,000 cfm.....	<del>\$26.00</del> <b><u>\$27.00</u></b>
b. Air conditioning/heat pump (site plan required).....	<del>\$40.00</del> <b><u>\$42.00</u></b>
c. Alteration of existing HVAC system .....	<del>\$18.50</del> <b><u>\$19.50</u></b>
d. Boiler/compressor .....	<del>\$18.50</del> <b><u>\$19.50</u></b>
e. Install/relocate/replace furnace/burner including ductwork and vent:	
Up to 100,000 BTU/H .....	<del>\$18.50</del> <b><u>\$19.50</u></b>
Over 100,000 BTU/H.....	<del>\$22.00</del> <b><u>\$23.00</u></b>
f. Install/relocate/replace heaters (room, suspended, wall- or floor-mounted).....	<del>\$18.50</del> <b><u>\$19.50</u></b>
g. Vent for other than furnace.....	<del>\$18.50</del> <b><u>\$19.50</u></b>

**2. Environmental Exhaust and Ventilation**

For the installation of:

a. Appliance vent.....	<del>\$15.00</del> <b><u>\$16.00</u></b>
b. Dryer exhaust.....	<del>\$12.00</del> <b><u>\$13.00</u></b>
c. Each hood that is served by a mechanical exhaust or air conditioning .....	<del>\$10.00</del> <b><u>\$11.00</u></b>
d. Exhaust system with single duct (bath fan) each .....	<del>\$8.50</del> <b><u>\$19.50</u></b>
e. Exhaust system apart from heating or air conditioning .....	<del>\$12.00</del> <b><u>\$13.00</u></b>

**3. Fuel Piping and Distribution**

a. LPG-NG-Oil fuel piping:	
Up to 4 outlets (includes gas tag) .....	<del>\$22.00</del> <b><u>\$23.00</u></b>
Each additional outlet over 4 .....	<del>\$2.00</del> <b><u>\$2.50</u></b>

**4. Other Listed Application or Equipment**

a. Decorative fireplace or insert .....	<del>\$35.00</del>	<b><u>\$37.00</u></b>
b. Woodstove/pellet stove .....	<del>\$47.00</del>	<b><u>\$49.00</u></b>
c. For each appliance or piece of equipment regulated by the code but not classed in other appliance categories, for which no other fee is listed in this code, or for which there is an alteration or extension of an existing mechanical system.....	<del>\$18.50</del>	<b><u>\$19.50</u></b>

**C. Plumbing Permits—Fees per current Plumbing Permit application**

**1. Total Bathrooms Per Dwelling**

1 bath dwelling (includes 1 kitchen) .....	<del>\$335.00</del>	<b><u>\$352.00</u></b>
2 bath dwelling (includes 1 kitchen) .....	<del>\$370.00</del>	<b><u>\$389.00</u></b>
3 bath dwelling (includes 1 kitchen) .....	<del>\$440.00</del>	<b><u>\$462.00</u></b>
Additional bathroom/kitchen.....	<del>\$175.00</del>	<b><u>\$184.00</u></b>
Includes the first 100 ft. of water piping, sanitary and storm sewer lines, hose bibs, icemakers, underfloor low point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system.		

**2. Additions, Alterations, and Repairs.....** ~~\$16.75~~ **18.00** /fixture

**3. Utilities per 100 feet .....** ~~\$62.00~~ **\$65.00**

a. Catch basin .....	<del>\$27.00</del>	<b><u>\$28.00</u></b>
b. Drywells each .....	<del>\$27.00</del>	<b><u>\$28.00</u></b>
c. Footing drain (per 100 lin. ft.).....	<del>\$53.00</del>	<b><u>\$56.00</u></b>
d. Rain drain connector .....	<del>\$27.00</del>	<b><u>\$28.00</u></b>
e. Manholes each.....	<del>\$53.00</del>	<b><u>\$56.00</u></b>

**4. Interior Piping (per 100 lin. ft.) .....** ~~\$62.00~~ **\$65.00**

**5. Stand-alone Fire Suppression Systems (requires a backflow device installed by licensed plumbing contractor or persons exempt from licensing)**

0 sq. ft. to 2,000 sq. ft. ....	<del>\$90.00</del>	<b><u>\$94.50</u></b>
2,001 sq. ft. to 3,600 sq. ft.....	<del>\$135.00</del>	<b><u>\$141.75</u></b>
3,601 sq. ft. to 7,200 sq. ft.....	<del>\$169.00</del>	<b><u>\$177.50</u></b>
\$7,201 sq. ft. and greater .....	<del>\$315.00</del>	<b><u>\$330.75</u></b>

**6. Multipurpose or Continuous Loop Fire Suppression Systems**

0 sq. ft. to 2,000 sq. ft. ....	<del>\$90.00</del>	<b><u>\$94.50</u></b>
2,001 sq. ft. to 3,600 sq. ft.....	<del>\$135.00</del>	<b><u>\$141.75</u></b>
3,601 sq. ft. to 7,200 sq. ft.....	<del>\$169.00</del>	<b><u>\$177.50</u></b>
\$7,201 sq. ft. and greater .....	<del>\$315.00</del>	<b><u>\$330.75</u></b>

**7. Minimum permit fee .....** ~~\$60.00~~ **\$85.00**

**D. Other Inspections and Fees**

**1. Inspections outside of normal business hours .....** \$98.00/hr. (min. charge 2 hrs.)

(Must be preapproved by applicant)

**2. Inspections for which no fee is specifically indicated.....** \$68.00/hr.

(Must be preapproved by applicant)

**3. Reinspection fee .....** ~~\$58.00/hr~~ **\$60.00**.

**4. Replacement sheets .....** \$23.000 /sheet

**5. The minimum fee shall be .....** ~~\$50.00~~ **\$85.00**

**6. Investigation fee.....** Amount of subject permit fee

7. ~~Temporary Certificate of Completion~~ .....\$50.00

**E. Manufactured Dwelling and Cabana Installation Permits— All jurisdictions in the Tri-County area shall charge a single fee for the installation and set-up of manufactured homes. This single fee shall include the concrete slab, runners, or foundations when they comply with the prescriptive requirements of the Oregon Manufactured Dwelling standard, electrical feeder and plumbing connections, and all cross-over connections.**

- 1. Installation permit .....\$445.00
- 2. Earthquake-resistant bracing.....\$135.00
- 3. Reinspection .....\$135.00
- 4. **Statewide code development, training and monitoring fee** (in addition to all other manufactured dwelling fees and charges) .....\$30.00

## Section II. Commercial/Industrial Permits

**A. Structural Permits—**Valuation shall be calculated using the most current ICC Building Valuation Data Table. The square footage of a dwelling or addition shall be determined from outside exterior wall to outside exterior wall for each level. The square footage of garages, carports, covered porches or patios, and decks shall be calculated separately at the corresponding values from the most current ICC Building Valuation Data Table. Permit fees for remodels and alterations shall be calculated using the valuation determined by the fair market value as determined by the Building Official.

**1. Permit Fee**

Permit fees from calculation of total valuation from the square footage of the improvement

\$1-\$500.....	\$18.75
\$501-\$2,000.....	\$18.75 plus \$2.89 per \$C to \$2K
\$2,001-\$25,000.....	\$62.10 plus \$11.54 per \$K over \$2K to \$25K
\$25,001-\$50,000.....	\$327.52 plus \$8.58 per \$K over \$25K to \$50K
\$50,001-\$100,000.....	\$542.02 plus \$5.77 per \$K over \$50K to \$100K
\$100,001 and up.....	\$830.52 plus 4.88 per \$K over \$100K
Minimum permit fee .....	<del>\$60.00</del> <b>\$100.00</b>

- 2. **Initial Plan Review Fees**.....65% of the permit fee
- 3. **Plan Review Fees Required/Requested by Changes, Additions, Revisions** .....~~\$70.00/hr~~ **\$75.00** (min. charge 1 hr.)
- 4. **Fire and Life Safety Plan Review Fee** (commercial only) ..... 40% of structural permit fee  
(Based on valuation of total improvements or \$50.00/hr. to review a Fire and Life Safety Master Plan)  
(Hourly charge must be approved by Applicant)
- 5. **Seismic Site Hazard Report Review** .....1% of total structural and mechanical fees

**B. Mechanical Permits—**Valuation shall be calculated on the value of the equipment and installation costs.

**1. Use this section for commercial installation, replacement or relocation of nonportable mechanical equipment or mechanical work not covered previously. Indicate the value of all mechanical labor, materials, and equipment.**

Permit Fee:

\$1 to \$5,000 <b>6,500</b> .....	<del>\$60.00</del> <b>\$85.00</b>
\$5,001 <b>\$6,501</b> to \$10,000 .....	<del>\$60.00</del> <b>\$85.00</b> plus \$1.74 <b>\$1.73</b> per \$C over \$5K <b>\$6.5K</b>
\$10,001 to \$100,000 .....	\$145.50 plus \$10.50 per \$K over \$10K
\$100,001 and up.....	\$1,090.50 plus \$7.25 per \$K over \$100K
Minimum permit fee .....	<del>\$60.00</del> <b>\$85.00</b>

- 2. **Plan review fee**.....25% of mechanical permit fee
- 3. **Plan Review Fees Required/Requested by Changes, Additions, Revisions** ..... ~~\$70.00/hr~~ **\$75.00/hr.** (min. charge 1 hr.)

**C. Plumbing Permits**

<b>1. Additions, Alterations, and Repairs</b> .....	<del>\$16.75</del> <b>18.00</b> /fixture
<b>2. Utilities per 100 feet</b> .....	<del>\$62.00</del> <b>\$65.00</b>
a. Catch basin .....	<del>\$27.00</del> <b>\$28.00</b>
b. Drywells each .....	<del>\$27.00</del> <b>\$28.00</b>
c. Footing drain (per 100 lin. ft.).....	<del>\$53.00</del> <b>\$56.00</b>
d. Rain drain connector .....	<del>\$27.00</del> <b>\$28.00</b>
e. Manholes each .....	<del>\$53.00</del> <b>\$56.00</b>
<b>3. Interior Piping (per 100 lin. ft.)</b> .....	<del>\$62.00</del> <b>\$65.00</b>
<b>4. Initial Plan Review Fees</b> .....	30% of the Plumbing permit fees
<b>5. Plan Review Fees Required/Requested by Changes, Additions, or Revisions</b> .....	<del>\$70.00/hr</del> <b>\$75.00</b> . (1 hr. min.)
<b>6. Minimum permit fee</b> .....	<del>\$60.00</del> <b>\$85.00</b>
<b>7. Medical Gas Permits:</b> Valuation shall be calculated on the value of the equipment and installation costs.	
<b>Medical Gas Permit Fees:</b>	
\$1 to \$5,000 <del>6,500</del> .....	<del>\$60.00</del> <b>\$85.00</b>
\$5,001 <del>\$6,501</del> to \$10,000 .....	<del>\$60.00</del> <b>\$85.00</b> plus <del>\$1.74</del> <b>\$1.73</b> per \$C over \$5K <b>\$6.5K</b>
\$10,001 to \$100,000 .....	\$145.50 plus \$10.50 per \$K over \$10K
\$100,001 and up .....	\$1,090.50 plus \$7.25 per \$K over \$100K
Minimum permit fee .....	<del>\$60.00</del> <b>\$85.00</b>

**D. Other Inspections and Fees**

<b>1. Inspections outside of normal business hours</b> .....	\$98.00/hr. (min. charge 2 hrs.) (Must be preapproved by applicant)
<b>2. Inspections for which no fee is specifically indicated</b> .....	<del>\$68.00/hr</del> <b>\$75.00/hr.</b> (Must be preapproved by applicant)
<b>3. Reinspection fee</b> .....	<del>\$58.00/hr</del> <b>\$60.00.</b>
<b>4. Replacement sheets</b> .....	\$23.00/sheet
<b>5. The minimum fee shall be</b> .....	<del>\$50.00</del> <b>\$85.00</b>
<b>6. Investigation fee</b> .....	Amount of subject permit fee
<b>7. Temporary Certificate of Occupancy</b> .....	\$180.00
<b>8. Change of use/occupancy</b> .....	\$300.00

**E. Deferred Submittal Fee (in addition to project plan review fee)** ..... \$250.00 + 10% of deferred item permit fee per deferred submittal (minimum \$300.00)

**F. Phased Permit Fee (in addition to project plan review fee)** ..... \$250.00 + 10% of total project permit fee per phase (minimum \$300.00, not to exceed \$1,500 per phase)

## Section III. Permit Related Fees

- A. A State surcharge shall be collected in an amount as required by State law.**
- B. House Moving/Demolition Permits**
- |                                    |                       |
|------------------------------------|-----------------------|
| 2,000 sq. ft. or less .....        | \$78.00               |
| Each additional 1,000 sq. ft. .... | \$38.00               |
| Plan Review Fee .....              | 65% of the permit fee |
- C. Prefabricated Structures** ..... (Per current permit fees)
- D. Temporary Structures** ..... (Per current permit fees)
- E. Manufactured Dwelling Parks and Mobile Home Parks** ..... Per current State of Oregon permit fee  
(OAR.Division 650.Table 1) plus 30%
- F. Recreational Parks and Organizational Camps** ..... Per current State of Oregon permit fee  
(OAR.Division 650.Table 1) plus 30%
- G. Miscellaneous Building Valuations**
- 1. Retaining Walls**
- |  |                   |
|--|-------------------|
| To 8 ft. high, including footing ..... | \$254.00/lin. ft. |
| Over 8 ft. high .....                  | \$276.00/lin. ft. |
- 2. Fences**
- |                                |                  |
|--------------------------------|------------------|
| Over 6 ft. to 8 ft. high ..... | \$15.00/lin. ft. |
|--------------------------------|------------------|
- 3. Concrete Slabs on Grade Foundations**—For house moves, modular buildings, pole buildings, etc.
- Plain concrete:
- |                           |                    |
|---------------------------|--------------------|
| 4-in. slab .....          | \$3.00/sq. ft.     |
| 5-in. slab .....          | \$3.10/sq. ft.     |
| 6-in. slab .....          | \$3.25/sq. ft.     |
| Reinforced concrete ..... | Add \$1.15/sq. ft. |
- 4. Crawl Space Foundations**
- |                                     |                |
|-------------------------------------|----------------|
| For house moves, modular, etc. .... | \$7.50/sq. ft. |
|-------------------------------------|----------------|
- 5. Accessory Buildings**
- |                          |                 |
|--------------------------|-----------------|
| With floor slab .....    | \$55.00/sq. ft. |
| Without floor slab ..... | \$28.00/sq. ft. |
- 6. Pole Buildings**
- |  |                              |
|--|------------------------------|
| Up to and including 14-ft. eave height ..... | \$32.00/sq. ft.              |
| Over 14-ft. eave height .....                | \$45.00/sq. ft.              |
| For insulation:                              |                              |
| Roof—add .....                               | \$.35/sq. ft.                |
| Slab—add .....                               | \$.35/sq. ft.                |
| Wall—add .....                               | \$.35/sq. ft.                |
| For slabs on grade .....                     | see Section III.H.3 for fees |
- 7. Swimming Pools** (pool only/deck extra)
- |                            |                 |
|----------------------------|-----------------|
| Concrete or gunite .....   | \$70.00/sq. ft. |
| Plastic below ground ..... | \$45.00/sq. ft. |

## Section IV. In-Fill and Grading

### A. In-Fill and Grading Permit Fees

<del>50 cubic yards or less</del> <b>1-50 cubic yards</b> .....	No charge	<del>\$100.00</del> <b>\$100.00</b>
51 to 100 cubic yards .....	\$35.00	<b>\$150.00</b>
101 to 1,000 cubic yards .....	\$45.00	<b>\$200.00</b>
1,001 to 10,000 cubic yards.....	\$65.00	<b>\$250.00</b>
10,001 cubic yards or more .....	Total hourly cost*	

\*Cost to include supervision, overhead, equipment, hourly wages, and benefits of employees involved

### B. In-Fill and Grading Plan Review Fees

<del>50 cubic yards or less</del> <b>1-50 cubic yards</b> .....	No charge	<del>\$100.00</del> <b>\$100.00</b>
51 to 100 cubic yards .....	\$35.00	<b>\$150.00</b>
101 to 1,000 cubic yards .....	\$45.00	<b>\$200.00</b>
1,001 to 10,000 cubic yards.....	\$65.00	<b>\$250.00</b>
10,001 cubic yards or more .....	Total hourly cost*	

\*Cost to include supervision, overhead, equipment, hourly wages, and benefits of employees involved

### C. Other Inspections and Fees

1. **Inspections outside normal business hours** .....\$75.00/hr. (min. charge 2 hrs.)
2. **Reinspection fee** .....\$75.00/hr.
3. **Inspections for which no fee is specifically indicated** .....\$75.00/hr.



**ATTACHMENT 1-E**  
**MEETING NOTICE**

# NOTICE OF REQUEST TO INCREASE PERMIT FEES

Interested persons may submit written comments to the City of Milwaukie Building Department in care of Thomas E. Larsen, Building Official.

**Place:** City of Milwaukie  
6101 SE Johnson Creek Blvd  
Milwaukie OR 97206

**Dates:** From the present until **June 1, 2011**  
Resolution/ordinance will be presented to the City Council for approval on **June 8, 2011**

**Times:** Available: 9:00 a.m. to 12:00 noon and 1:00 to 4:00 p.m. all business days.

This notice is given pursuant to ORS 294.160.

A copy of the proposed fee increase is available upon request.

# EXHIBIT 2

## Oregon Administrative Rules 918-020-0220 Department Of Consumer and Business Services Building Division

### Fee Adoption Standards Appeal Process

- (b) Upon notification from the division that an appeal request has been received under ORS 455.210 or 479.845, the municipality shall submit further documentation to be received by the division within 15 days following notification. This documentation shall include, but not be limited to:
- (A) A narrative explaining why the building inspection program fees are necessary at the level proposed;  
**See Attachment 2-A, Narrative**
  - (B) The municipality's newly adopted fee schedule and, if applicable, the prior fee schedule;  
**See Attachment 1-B, Proposed Fees**
  - (C) Revenue and expense information for the building inspection program including the current fiscal year, including a minimum of 12 months actual and 12 months projected revenues and expenses;  
**See Attachment 2-C, Revenue and Expenses**
  - (D) An explanation of the municipality's cost allocation method(s) for expenses;  
**See Attachment 2-D, Cost Allocation**
  - (E) An explanation of all reserve and ending fund balances;  
**All reserve balances are maintained within the Building Department Budget to provide supplemental funding during periods of lower building activity.**

- (F) A determination of whether the fee is reasonable, including an analysis of whether the fee is:
  - (i) Comparable to fees charged by other municipalities of similar size and geographic location for the same level of service;
  - (ii) Established through the same or similar calculation methods used by other municipalities; and
  - (iii) The same type as those charged by other municipalities for similar services;

**See Attachment 2-F, Fee Analysis**

- (G) The identification of any potential building inspection program changes that are anticipated as a result of the proposed fee.

**None**

## **ATTACHMENT 2-A**

## **NARRATIVE**

**Revenue from the fee increase proposed herein will be used to adequately fund the City of Milwaukie's Building Department.**

**Currently, the Permit Technician is dividing time between the Building Department and the Finance Department (80%/20%) and the Building Official is performing some inspections for the Engineering Department. While many jurisdictions have experienced layoffs and reduced hours, the City of Milwaukie has only (2) staff members, and any reduction in hours impacts the ability to serve customers in a timely manner.**

**The Department's goal is to maintain self-sufficiency, with a reserve fund of approximately \$100,000 (35% of Budget) at the end of FY 11/12.**

**The fee increase will help to continue to fund a full-time Building Official and a full time Permit Specialist. This will aid in the achievement of the Department's goal to provide a reasonable turnaround time for permit issuance, as well as continued accountability and continuity throughout the permit process.**

**It will also help to fund a compliance program to ensure that, to the greatest extent possible, all contractors and property owners performing work governed by the Oregon Specialty Codes administered by this jurisdiction will obtain required permits and inspections.**

## ATTACHMENT 2-C REVENUE AND EXPENSES

### REVENUE

	Actual 09/10	Current* 10/11	Projected*** 11/12
<b>Balance Forward</b>	\$197,000	\$108,000	\$77,932
<b>Plumbing Permits</b>	\$16,615	\$15,000	\$20,000
<b>Mechanical Permits</b>	\$26,259	\$39,636	\$52,848
<b>Building Permits</b>	\$40,092	\$83,000	\$110,667
<b>Plan Review</b>	\$43,666	\$76,296	\$101,692
<b>Other **</b>	\$15,368	\$ 36,000	\$27,000
<b>Totals</b>	\$339,000	\$357,932	\$390,139

\* Anticipated through July 1, 2011; based on 6-month, year-to-date totals.

\*\* Demolition, Grading permits etc. FY 10/11 figure Includes transfers from other departments for work done this year.

\*\*\* Based on proposed fee increase and anticipated construction activity.

### EXPENSES

	Actual 09/10	Current* 10/11	Projected 11/12
<b>Personnel</b>	\$193,000	\$198,000	\$207,900
<b>Materials and Services</b>	\$78,000	\$82,000	\$86,100
<b>Total Expenses</b>	\$271,000	\$280,000	\$294,000

\* Anticipated through July 1, 2011, based on 6-month, year-to-date totals.

Projected reserve as of July 1, 2012: **\$96,139**

## **ATTACHMENT 2-D COST ALLOCATION**

The City of Milwaukie allocates costs to all departments proportionately based on their relative size.

The Building Department contributes to the operating costs of the City of Milwaukie through four fund transfers:

1. **Facility Occupancy:** This figure is a percentage of the total operating costs for the Johnson Creek facility, based on the percentage of total square footage that each department occupies. The Building Department currently contributes **\$12,000 yearly**.
2. **Administration:** this figure is a percentage of the total administrative costs for City departments, based on the number of full-time employees (FTE) in each department. The Building Department currently contributes **\$29,000 yearly**.
3. **Community Development Administration:** This figure is a percentage of the total administrative costs for the Community Development Department, based on the number of full-time employees (FTE) in each department. The Building Department currently contributes **\$17,000 yearly**.
4. **Public Works Operations Administration:** This figure is a percentage of the total administrative costs for the Public Works Operations Department, based on the number of full-time employees (FTE) in each department. The Building Department currently contributes **\$6,000 yearly**.

For further information on the City's allocation procedures, contact:

City of Milwaukie Finance Director  
(503) 786-7522

## ATTACHMENT 2-F

### FEE ANALYSIS

A fee analysis was conducted, comparing the City of Milwaukie’s current fee structure with five other jurisdictions of comparable size and geographic location. All the jurisdictions are within the Tri-Counties region, so the fee methodology is the same, as required in OAR 918-050-0100. Typical results are shown below.

#### FEE COMPARISON

Typical Fee	West Linn	Wilson-ville	Oregon City	Troutdale	Tualatin	Average	Milwaukie Current	Milwaukie Proposed
Structural Minimum Fee (Res.)	\$100.00	\$108.89	\$105.94	\$75.00	\$56.00	\$89.17	\$75.00	\$100.00
Structural Minimum Fee (Com.)	\$100.00	\$108.89	\$105.94	\$75.00	\$56.00	\$89.17	\$75.00	\$100.00
Plumbing Mechanical Minimum Fee (Res.)	\$100.00	\$41.00	\$85.00	\$97.00	\$60.00	\$76.60	\$60.00	\$85.00
Plumbing Mechanical Minimum Fee (Com.)	\$100.00	\$61.50	\$65.00	\$97.00	\$60.00	\$76.70	\$60.00	\$85.00
Plumbing Fee for New 3 Bath Home	\$633.00	\$348.00	\$790.00	\$658.00	\$375.00	\$560.80	\$440.00	\$462.00
Mechanical Fee for New Home **	\$212.00	\$140.00	\$160.25	\$130.00	\$155.45	\$159.54	\$174.50	\$183.25

\*\* Typical new home mechanical fee

## **EXHIBIT 3**

### **Oregon Administrative Rules 918-020-0220 Department Of Consumer and Business Services Building Division**

#### **Fee Adoption Standards Additional Provisions**

(1) The municipality shall update its operating plan on file with the division within 30 days of the adoption of a new building inspection program fee schedule including sufficient information for the division to determine the fee revenue will be used within the building inspection program.

**The City of Milwaukie Building Department will comply.**

(2) The division shall establish and maintain a list of all interested persons who wish to receive notice of all planned fee adoptions for building inspection programs. The division shall notify in writing all interested persons on the division's mailing list within 15 days of receiving a municipal notice of intent to adopt building inspection program fees.

(3) Upon a determination that the municipality failed to meet any of the fee adoption standards, the director may deny a fee adoption or require a municipality to rescind that portion of a local ordinance or regulation and readopt building

inspection program fees. A municipality shall refund all building inspection program fees collected under the rescinded ordinance that exceed the prior building inspection program fee schedule, unless a waiver is approved by the director upon written request from the municipality. Copies of the waiver request shall be forwarded by the division to the interested parties list.

**Items 2 and 3 are the responsibility of the State of Oregon Building Codes Division.**

Materials used in the preparation of this report may be viewed at the City of Milwaukie's Johnson Creek facility during normal business hours or online at [cityofmilwaukie.org](http://cityofmilwaukie.org). Copies may be obtained upon written request.

**CITY OF MILWAUKIE  
BUILDING DEPARTMENT  
PROPOSED FEE INCREASE**

**EFFECTIVE DATE:**

**July 1, 2011**

**(EXECUTIVE SUMMARY)**

**SUMMARY:**

ORS 455.210 (3)(a) authorizes local municipalities to set building and related permit fees by ordinance. Such fees are to be as reasonable and necessary to provide for the administration and enforcement of the specialty codes for which the municipality has assumed responsibility. The City of Milwaukie's policy is to set fees sufficient to ensure a stable funding source for the building department, as well as provide a reasonable reserve balance to maintain essential services during times of economic downturn.

For structural permits, the City of Milwaukie adopts the latest version of the International Code Council Valuation Table [OAR 918- 050-0100].The table is adjusted twice a year to reflect increases in construction costs, building an increase for inflation into the fee schedule and reducing the need to adjust fees.

Use of the table does not, however, automatically increase the minimum fees for building, mechanical or structural permits, as needed to keep pace with inflationary pressures, nor does it automatically increase plumbing fees, which are based on a per fixture cost, or residential mechanical fees, which are based on a per appliance cost..

**RECOMMENDATIONS:**

It is my recommendation that, effective July 1, 2011, the following fee increase be adopted:

Structural permit minimum fee to be increased from \$75.00 to \$100.00.

Plumbing and mechanical permit minimum fee to be increased from \$60.00 to \$85.00

Plumbing permit fees to be increased, generally, by 5%.

Residential mechanical permit fees to be increased, generally, by 5%.

A \$100.00 flat fee to be created for a structural permit for prescriptive residential solar photovoltaic systems as required by OAR 918-050-0180.

Grading Fees be increased to reflect changes in Appendix J of the Oregon Structural Specialty Code, resulting in increased review and inspection requirements.

Electrical permit fees are not a part of this proposal.

Respectfully Submitted

Thomas E. Larsen, Building Official

Current and proposed fee schedules can be found in **Attachment 1-B**.

# ATTACHMENT 1-B: BUILDING FEES & CHARGES- PROPOSED

## Section I. Residential Permits

**A. Structural Permits**—Valuation shall be calculated using the most current ICC Building Valuation Data Table. The square footage of a dwelling or addition shall be determined from outside exterior wall to outside exterior wall for each level. The square footage of garages, carports, covered porches or patios, and decks shall be calculated separately at the corresponding values from the most current ICC Building Valuation Data Table. Permit fees for remodels and alterations shall be calculated using the valuation determined by the fair market value as determined by the Building Official.

**1. Permit Fee**

Permit fees from calculation of total valuation from the square footage of the improvement	
\$1-\$500.....	\$18.75
\$501-\$2,000.....	\$18.75 plus \$2.89 per \$C to \$2K
\$2,001-\$25,000.....	\$62.10 plus \$11.54 per \$K over \$2K to \$25K
\$25,001-\$50,000.....	\$327.52 plus \$8.58 per \$K over \$25K to \$50K
\$50,001-\$100,000.....	\$542.02 plus \$5.77 per \$K over \$50K to \$100K
\$100,001 and up.....	\$830.52 plus 4.88 per \$K over \$100K
Minimum permit fee .....	<del>\$75.00</del> <b>\$100.00</b>

**2. Initial Plan Review Fees.....65% of the permit fee**

**3. Plan Review Fees Required/Requested by Changes, Additions, Revisions .....~~\$70.00~~ **\$75.00/hr.** (min. charge 1 hr.)**

**4. Third Party Plan Review Fee (for transfer of plan review to a third party) ..... 10% of the permit fee (\$65.00 min.)**

**5. Residential Solar PV Installation ..... ~~\$100.00~~ **\$100.00****

**B. Mechanical Permits**—Fees per current Mechanical Permit application

Minimum Permit Fee ..... ~~\$60.00~~ **\$85.00**

**1. HVAC**

For the installation of:

a. Air handling unit including ducts:	
Up to 10,000 cfm .....	<del>\$23.00</del> <b>\$24.00</b>
Over 10,000 cfm.....	<del>\$26.00</del> <b>\$27.00</b>
b. Air conditioning/heat pump (site plan required).....	<del>\$40.00</del> <b>\$42.00</b>
c. Alteration of existing HVAC system .....	<del>\$18.50</del> <b>\$19.50</b>
d. Boiler/compressor .....	<del>\$18.50</del> <b>\$19.50</b>
e. Install/relocate/replace furnace/burner including ductwork and vent:	
Up to 100,000 BTU/H .....	<del>\$18.50</del> <b>\$19.50</b>
Over 100,000 BTU/H.....	<del>\$22.00</del> <b>\$23.00</b>
f. Install/relocate/replace heaters (room, suspended, wall- or floor-mounted).....	<del>\$18.50</del> <b>\$19.50</b>
g. Vent for other than furnace.....	<del>\$18.50</del> <b>\$19.50</b>

**2. Environmental Exhaust and Ventilation**

For the installation of:

a. Appliance vent.....	<del>\$15.00</del> <b>\$16.00</b>
b. Dryer exhaust .....	<del>\$12.00</del> <b>\$13.00</b>
c. Each hood that is served by a mechanical exhaust or air conditioning .....	<del>\$10.00</del> <b>\$11.00</b>
d. Exhaust system with single duct (bath fan) each .....	<del>\$8.50</del> <b>\$19.50</b>
e. Exhaust system apart from heating or air conditioning .....	<del>\$12.00</del> <b>\$13.00</b>

**3. Fuel Piping and Distribution**

a. LPG-NG-Oil fuel piping:	
Up to 4 outlets (includes gas tag) .....	<del>\$22.00</del> <b>\$23.00</b>
Each additional outlet over 4 .....	<del>\$2.00</del> <b>\$2.50</b>

**4. Other Listed Application or Equipment**

a. Decorative fireplace or insert .....	<del>\$35.00</del>	<b><u>\$37.00</u></b>
b. Woodstove/pellet stove .....	<del>\$47.00</del>	<b><u>\$49.00</u></b>
c. For each appliance or piece of equipment regulated by the code but not classed in other appliance categories, for which no other fee is listed in this code, or for which there is an alteration or extension of an existing mechanical system.....	<del>\$18.50</del>	<b><u>\$19.50</u></b>

**C. Plumbing Permits—Fees per current Plumbing Permit application**

**1. Total Bathrooms Per Dwelling**

1 bath dwelling (includes 1 kitchen) .....	<del>\$335.00</del>	<b><u>\$352.00</u></b>
2 bath dwelling (includes 1 kitchen) .....	<del>\$370.00</del>	<b><u>\$389.00</u></b>
3 bath dwelling (includes 1 kitchen) .....	<del>\$440.00</del>	<b><u>\$462.00</u></b>
Additional bathroom/kitchen.....	<del>\$175.00</del>	<b><u>\$184.00</u></b>
Includes the first 100 ft. of water piping, sanitary and storm sewer lines, hose bibs, icemakers, underfloor low point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system.		

**2. Additions, Alterations, and Repairs.....** ~~\$16.75~~ **18.00** /fixture

**3. Utilities per 100 feet .....** ~~\$62.00~~ **\$65.00**

a. Catch basin .....	<del>\$27.00</del>	<b><u>\$28.00</u></b>
b. Drywells each .....	<del>\$27.00</del>	<b><u>\$28.00</u></b>
c. Footing drain (per 100 lin. ft.).....	<del>\$53.00</del>	<b><u>\$56.00</u></b>
d. Rain drain connector .....	<del>\$27.00</del>	<b><u>\$28.00</u></b>
e. Manholes each.....	<del>\$53.00</del>	<b><u>\$56.00</u></b>

**4. Interior Piping (per 100 lin. ft.) .....** ~~\$62.00~~ **\$65.00**

**5. Stand-alone Fire Suppression Systems (requires a backflow device installed by licensed plumbing contractor or persons exempt from licensing)**

0 sq. ft. to 2,000 sq. ft. ....	<del>\$90.00</del>	<b><u>\$94.50</u></b>
2,001 sq. ft. to 3,600 sq. ft.....	<del>\$135.00</del>	<b><u>\$141.75</u></b>
3,601 sq. ft. to 7,200 sq. ft.....	<del>\$169.00</del>	<b><u>\$177.50</u></b>
\$7,201 sq. ft. and greater .....	<del>\$315.00</del>	<b><u>\$330.75</u></b>

**6. Multipurpose or Continuous Loop Fire Suppression Systems**

0 sq. ft. to 2,000 sq. ft. ....	<del>\$90.00</del>	<b><u>\$94.50</u></b>
2,001 sq. ft. to 3,600 sq. ft.....	<del>\$135.00</del>	<b><u>\$141.75</u></b>
3,601 sq. ft. to 7,200 sq. ft.....	<del>\$169.00</del>	<b><u>\$177.50</u></b>
\$7,201 sq. ft. and greater .....	<del>\$315.00</del>	<b><u>\$330.75</u></b>

**7. Minimum permit fee .....** ~~\$60.00~~ **\$85.00**

**D. Other Inspections and Fees**

**1. Inspections outside of normal business hours .....** \$98.00/hr. (min. charge 2 hrs.)

(Must be preapproved by applicant)

**2. Inspections for which no fee is specifically indicated.....** \$68.00/hr.

(Must be preapproved by applicant)

**3. Reinspection fee .....** ~~\$58.00/hr~~ **\$60.00**

**4. Replacement sheets .....** \$23.000 /sheet

**5. The minimum fee shall be .....** ~~\$50.00~~ **\$85.00**

**6. Investigation fee.....** Amount of subject permit fee

7. Temporary Certificate of Completion .....\$50.00

**E. Manufactured Dwelling and Cabana Installation Permits— All jurisdictions in the Tri-County area shall charge a single fee for the installation and set-up of manufactured homes. This single fee shall include the concrete slab, runners, or foundations when they comply with the prescriptive requirements of the Oregon Manufactured Dwelling standard, electrical feeder and plumbing connections, and all cross-over connections.**

- 1. Installation permit .....\$445.00
- 2. Earthquake-resistant bracing.....\$135.00
- 3. Reinspection .....\$135.00
- 4. Statewide code development, training and monitoring fee (in addition to all other manufactured dwelling fees and charges) .....\$30.00

**Section II. Commercial/Industrial Permits**

**A. Structural Permits—**Valuation shall be calculated using the most current ICC Building Valuation Data Table. The square footage of a dwelling or addition shall be determined from outside exterior wall to outside exterior wall for each level. The square footage of garages, carports, covered porches or patios, and decks shall be calculated separately at the corresponding values from the most current ICC Building Valuation Data Table. Permit fees for remodels and alterations shall be calculated using the valuation determined by the fair market value as determined by the Building Official.

**1. Permit Fee**

Permit fees from calculation of total valuation from the square footage of the improvement

\$1-\$500.....	\$18.75
\$501-\$2,000.....	\$18.75 plus \$2.89 per \$C to \$2K
\$2,001-\$25,000.....	\$62.10 plus \$11.54 per \$K over \$2K to \$25K
\$25,001-\$50,000.....	\$327.52 plus \$8.58 per \$K over \$25K to \$50K
\$50,001-\$100,000.....	\$542.02 plus \$5.77 per \$K over \$50K to \$100K
\$100,001 and up.....	\$830.52 plus 4.88 per \$K over \$100K
Minimum permit fee .....	<del>\$60.00</del> <b>\$100.00</b>

- 2. Initial Plan Review Fees..... 65% of the permit fee
- 3. Plan Review Fees Required/Requested by Changes, Additions, Revisions ..... ~~\$70.00/hr~~ **\$75.00** (min. charge 1 hr.)
- 4. Fire and Life Safety Plan Review Fee (commercial only) ..... 40% of structural permit fee  
(Based on valuation of total improvements or \$50.00/hr. to review a Fire and Life Safety Master Plan)  
(Hourly charge must be approved by Applicant)
- 5. Seismic Site Hazard Report Review ..... 1% of total structural and mechanical fees

**B. Mechanical Permits—**Valuation shall be calculated on the value of the equipment and installation costs.

**1. Use this section for commercial installation, replacement or relocation of nonportable mechanical equipment or mechanical work not covered previously. Indicate the value of all mechanical labor, materials, and equipment.**

Permit Fee:

\$1 to <del>\$5,000</del> <b>6,500</b> .....	<del>\$60.00</del> <b>\$85.00</b>
<del>\$5,001</del> <b>\$6,501</b> to \$10,000.....	<del>\$60.00</del> <b>\$85.00</b> plus <del>\$1.74</del> <b>\$1.73</b> per \$C over <del>\$5K</del> <b>\$6.5K</b>
\$10,001 to \$100,000.....	\$145.50 plus \$10.50 per \$K over \$10K
\$100,001 and up.....	\$1,090.50 plus \$7.25 per \$K over \$100K
Minimum permit fee .....	<del>\$60.00</del> <b>\$85.00</b>

- 2. Plan review fee ..... 25% of mechanical permit fee
- 3. Plan Review Fees Required/Requested by Changes, Additions, Revisions ..... ~~\$70.00/hr~~ **\$75.00/hr.** (min. charge 1 hr.)

**C. Plumbing Permits**

<b>1. Additions, Alterations, and Repairs</b> .....	<del>\$16.75</del> <b>18.00</b> /fixture
<b>2. Utilities per 100 feet</b> .....	<del>\$62.00</del> <b>\$65.00</b>
a. Catch basin .....	<del>\$27.00</del> <b>\$28.00</b>
b. Drywells each .....	<del>\$27.00</del> <b>\$28.00</b>
c. Footing drain (per 100 lin. ft.).....	<del>\$53.00</del> <b>\$56.00</b>
d. Rain drain connector .....	<del>\$27.00</del> <b>\$28.00</b>
e. Manholes each .....	<del>\$53.00</del> <b>\$56.00</b>
<b>3. Interior Piping (per 100 lin. ft.)</b> .....	<del>\$62.00</del> <b>\$65.00</b>
<b>4. Initial Plan Review Fees</b> .....	30% of the Plumbing permit fees
<b>5. Plan Review Fees Required/Requested by Changes, Additions, or Revisions</b> .....	<del>\$70.00/hr</del> <b>\$75.00</b> . (1 hr. min.)
<b>6. Minimum permit fee</b> .....	<del>\$60.00</del> <b>\$85.00</b>
<b>7. Medical Gas Permits:</b> Valuation shall be calculated on the value of the equipment and installation costs.	
<b>Medical Gas Permit Fees:</b>	
\$1 to \$5,000 <del>6,500</del> .....	<del>\$60.00</del> <b>\$85.00</b>
\$5,001 <del>\$6,501</del> to \$10,000 .....	<del>\$60.00</del> <b>\$85.00</b> plus <del>\$1.74</del> <b>\$1.73</b> per \$C over \$5K <b>\$6.5K</b>
\$10,001 to \$100,000 .....	\$145.50 plus \$10.50 per \$K over \$10K
\$100,001 and up .....	\$1,090.50 plus \$7.25 per \$K over \$100K
Minimum permit fee .....	<del>\$60.00</del> <b>\$85.00</b>

**D. Other Inspections and Fees**

<b>1. Inspections outside of normal business hours</b> .....	\$98.00/hr. (min. charge 2 hrs.) (Must be preapproved by applicant)
<b>2. Inspections for which no fee is specifically indicated</b> .....	<del>\$68.00/hr</del> <b>\$75.00/hr.</b> (Must be preapproved by applicant)
<b>3. Reinspection fee</b> .....	<del>\$58.00/hr</del> <b>\$60.00.</b>
<b>4. Replacement sheets</b> .....	\$23.00/sheet
<b>5. The minimum fee shall be</b> .....	<del>\$50.00</del> <b>\$85.00</b>
<b>6. Investigation fee</b> .....	Amount of subject permit fee
<b>7. Temporary Certificate of Occupancy</b> .....	\$180.00
<b>8. Change of use/occupancy</b> .....	\$300.00

**E. Deferred Submittal Fee (in addition to project plan review fee)** ..... \$250.00 + 10% of deferred item permit fee per deferred submittal (minimum \$300.00)

**F. Phased Permit Fee (in addition to project plan review fee)** ..... \$250.00 + 10% of total project permit fee per phase (minimum \$300.00, not to exceed \$1,500 per phase)

## Section III. Permit Related Fees

A. A State surcharge shall be collected in an amount as required by State law.

B. **House Moving/Demolition Permits**

2,000 sq. ft. or less .....	\$78.00
Each additional 1,000 sq. ft. ....	\$38.00
Plan Review Fee .....	65% of the permit fee

C. **Prefabricated Structures**..... (Per current permit fees)

D. **Temporary Structures**..... (Per current permit fees)

E. **Manufactured Dwelling Parks and Mobile Home Parks**..... Per current State of Oregon permit fee  
(OAR.Division 650.Table 1) plus 30%

F. **Recreational Parks and Organizational Camps**..... Per current State of Oregon permit fee  
(OAR.Division 650.Table 1) plus 30%

G. **Miscellaneous Building Valuations**

1. **Retaining Walls**

To 8 ft. high, including footing .....	\$254.00/lin. ft.
Over 8 ft. high .....	\$276.00/lin. ft.

2. **Fences**

Over 6 ft. to 8 ft. high .....	\$15.00/lin. ft.
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3. **Concrete Slabs on Grade Foundations**—For house moves, modular buildings, pole buildings, etc.

Plain concrete:

4-in. slab .....	\$3.00/sq. ft.
5-in. slab .....	\$3.10/sq. ft.
6-in. slab .....	\$3.25/sq. ft.
Reinforced concrete.....	Add \$1.15/sq. ft.

4. **Crawl Space Foundations**

For house moves, modular, etc.....	\$7.50/sq. ft.
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5. **Accessory Buildings**

With floor slab .....	\$55.00/sq. ft.
Without floor slab .....	\$28.00/sq. ft.

6. **Pole Buildings**

Up to and including 14-ft. eave height.....	\$32.00/sq. ft.
Over 14-ft. eave height .....	\$45.00/sq. ft.

For insulation:

Roof—add .....	\$.35/sq. ft.
Slab—add .....	\$.35/sq. ft.
Wall—add.....	\$.35/sq. ft.

For slabs on grade .....

see Section III.H.3 for fees

7. **Swimming Pools** (pool only/deck extra)

Concrete or gunite .....	\$70.00/sq. ft.
Plastic below ground .....	\$45.00/sq. ft.

## Section IV. In-Fill and Grading

### A. In-Fill and Grading Permit Fees

<del>50 cubic yards or less</del> <b>1-50 cubic yards</b> .....	No charge	<del>\$100.00</del> <b>\$100.00</b>
51 to 100 cubic yards .....	\$35.00	<b>\$150.00</b>
101 to 1,000 cubic yards .....	\$45.00	<b>\$200.00</b>
1,001 to 10,000 cubic yards.....	\$65.00	<b>\$250.00</b>
10,001 cubic yards or more .....	Total hourly cost*	

\*Cost to include supervision, overhead, equipment, hourly wages, and benefits of employees involved

### B. In-Fill and Grading Plan Review Fees

<del>50 cubic yards or less</del> <b>1-50 cubic yards</b> .....	No charge	<del>\$100.00</del> <b>\$100.00</b>
51 to 100 cubic yards .....	\$35.00	<b>\$150.00</b>
101 to 1,000 cubic yards .....	\$45.00	<b>\$200.00</b>
1,001 to 10,000 cubic yards.....	\$65.00	<b>\$250.00</b>
10,001 cubic yards or more .....	Total hourly cost*	

\*Cost to include supervision, overhead, equipment, hourly wages, and benefits of employees involved

### C. Other Inspections and Fees

1. **Inspections outside normal business hours** .....\$75.00/hr. (min. charge 2 hrs.)
2. **Reinspection fee** .....\$75.00/hr.
3. **Inspections for which no fee is specifically indicated** .....\$75.00/hr.