



# Oregon

John A. Kitzhaber, MD, Governor

Department of Consumer and Business Services  
Building Codes Division  
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**June 9, 2011**

**To: INTERESTED PARTIES**

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

**Subject: CITY OF SCAPPOOSE 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, Don Sallee at (503) 543-7184 or [donsallee@ci.scappoose.or.us](mailto:donsallee@ci.scappoose.or.us), or attend the local municipal hearing at 7:00 p.m. on Monday, June 20, 2011 at the Scappoose Council Chambers, 33568 East Columbia Ave., Scappoose, OR. 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 SCAPPOOSE

June 9, 2011  
Trevor Johnson  
Oregon State Building Codes Division

The City of Scappoose will be requesting a fee increase per ORS 455.210. The City has not evaluated its building department fee schedule since 2001. This fee increase will be in-line with our neighboring communities within Columbia County. I will be taking this proposal to the City Council on June 20, 2011 for council approval and public comments. The fees will become effective July 1, 2011 upon approval of the City of Scappoose Council. Please see attached new fee schedule.

Thank you  
Donald Sallee  
City of Scappoose Building Official

# 2011-2012 BUILDING DEPT. FEES

## City of Scappoose Fee Schedule - Building Fees

### **I. STRUCTURAL PERMIT FEES**

**A. TOTAL VALUATION OF IMPROVEMENT:** The valuation of building construction shall be the total construction cost for all classes of work. Includes architectural, structural, electrical, plumbing, heating and ventilation devices & equipment to also include contractors profit.

#### NOTES

\$1.00 to \$6,000.00	\$90.00	
\$6,000.01 to \$7,000.00	\$98.68	
\$7,001.00 to \$25,000.00	\$98.68 for the first \$7,000.00, plus \$9.47 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.	
\$25,001.00 to \$50,000.00	\$269.14 for the first \$25,000.00, plus \$7.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.	
\$50,001.00 to \$100,000.00	\$446.64 for the first \$50,000.00, plus \$4.73 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.	
\$100,001 and up	\$683.14 for the first \$100,000.00, plus \$3.93 for each additional \$1,000.00 or fraction thereof.	

### **B. PLAN REVIEW FEE:**

Plan Review Fee is 65% of Structural Permit Fee	65% of structural fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$90/hr.	
Fire/Life/Safety Plan review (if required)	40% of structural fee	
Planning & Engineering Review fees could apply.	(see Planning/Eng. Fees)	

### **C. INSPECTION FEES & MISC. FEES:**

Inspections required outside normal business hours (min. 2 hr. charge)	\$90/hr.	
Reinspection Fee (after 2 same-type failed inspections)	\$90 each	

Specialty requested inspections (1 hr. min.)	\$90/hr.	
Inspection fee which no fee is specifically indicated	\$90/hr.	
Minimum Building Permit Fee	\$90.00	

**D. STATE OF OREGON SURCHARGE FEE:**

Subject to yearly increases, currently for 2010/2011 = 12%	Current State Surcharge (___% x structural fee)	
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**II. PHASED CONSTRUCTION (all types; Residential & Commercial)**

<b>A. PERMIT FEE:</b> Flat Fee (for all types); \$100 for commercial codes or \$50 residential codes, for each separate phase of the project.	\$100 Commercial / \$50 Residential	
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<b>B. PLAN REVIEW FEE:</b> The plan review fee shall be increased in an amount equal to 10% of the building permit fee calculated using the value of the particular phase of the project, not to exceed an additional \$1,500 for each phase.	Additional 10% to standard plan review for construction type	OAR 918-480-0020
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**III. DEFERRED SUBMITTALS (all types; Residential & Commercial)**

<b>A. PERMIT FEE:</b> The fee is for administration, processing, & reviewing deferred plans; shall be an amount equal to 65% of the building permit fee calculated using the value of the particular deferred portion(s) of the project. This fee is <u>in addition</u> to the project plan review fee based on total project value.	65% of deferred value	OAR 918-460-0070 OAR 918-480-0030
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**IV. DEMOLITION PERMIT FEES**

<b>A. Residential;</b> Flat Fee	\$90.00	
<b>B. Commercial;</b> Based on job value	Refer to; I. Structural Permit Fee	

**V. PLUMBING FEE**

<b>A. 1 &amp; 2 FAMILY DWELLINGS:</b>	<b>Fee</b>	<b>Notes</b>
1 bathroom (new construction)	\$350.00	
2 bathroom (new construction)	\$455.00	
3 bathroom (new construction)	\$603.00	
Bathroom (each additional; new construction)	\$84.00	

Water service; first 100 feet (new construction excluded)	\$40.00	
Sanitary & Storm water service; first 100 feet (new construction excluded)	\$40.00	
Add'l 100' or part thereof; water, sanitary, & storm sewer (no charge for 1st 100' of new construction)	\$31.00	
Minor installation (per fixture including additions/remodels, alterations & repairs)	\$21.00	
Irrigation/Backflow Device (if not counted as a minor install minimum permit fee applies)	\$90.00	
Special equipment or DWV alteration	\$56.00	
<b>B. MANUFACTURED DWELLINGS &amp; PREFABRICATED STRUCTURES:</b>		
Connection to existing drain, sewer & water (initial installation)	\$90.00	OAR 918-050-0120
New water, sanitary and storm water connection	\$90.00	
Add'l 30' or part thereof (water, sanitary & storm sewer)	\$31.00	
<b>C. PARKS; RV and MANUFACTURED DWELLING PARKS:</b>		
Base fee (includes 5 or less spaces)	\$267.00	
6-19 spaces (base fee plus cost per spaces)	\$46.00	
20 or more spaces (base fee plus cost per spaces)	\$25.30	
Structures & storm sewer systems (per fixture)	\$21.00	
<b>D. COMMERCIAL, INDUSTRIAL &amp; DWELLINGS OTHER THAN 1 &amp; 2 FAMILY:</b>		
3 or less fixtures	\$82.00	
Base fee (includes 4 to 10 fixtures)	\$173.00	
11 or more fixtures (base fee plus cost per fixture)	\$21.00	
Water service (first 100 feet)	\$56.00	
Building sanitary sewer (first 100 feet)	\$56.00	
Building storm sewer (first 100 feet)	\$56.00	
Add'l 100' or part thereof (water or sewer)	\$31.00	
<b>E. PLAN REVIEW FEE:</b>		
Plan Review Fee is 25% of Plumbing Permit Fee	25% of plumbing fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$90/hr.	

**F. INSPECTION FEES & MISC. FEES:**

Inspections required outside normal business hours (min. 2 hr. charge)	\$90/hr.	
Reinspection Fee (after 2 same-type failed inspections)	\$90 each	
Specially requested inspections (1 hr. min.)	\$90/hr.	
Inspection fee which no fee is specifically indicated	\$90/hr.	
Minimum Plumbing Permit Fee	\$90.00	

**G. STATE OF OREGON SURCHARGE FEE:**

Subject to yearly increases, currently for 2010/2011 = 12%	Current State Surcharge (___% x Plumbing fee)	
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**VI. MECHANICAL PERMIT****A. RESIDENTIAL:** Unless otherwise noted, fees apply to both gas & electric appliances, including piping.

Gas Test: 1-4 outlets, each	\$3.60/ea.	
Gas Test; for each above 4	\$1.25/ea.	
Air Conditioning	\$9.75	
Bath/Laundry Fans; each	\$5.15/ea.	
BBQ gas line	\$9.75	
Cadet Heaters; each	\$9.75	
Dryer; gas (no permit required for electrical dryer)	\$7.20	
Dryer Vent	\$5.15	
Fireplace (all types)	\$9.75	
Furnace/Duct Work	\$9.75	
Heat Pump (electric)	\$9.75	
Propane Insert	\$9.75	
Range/Cook Top; gas (No permit required if electrical.)	\$9.75	
Range Hood/Vent	\$7.20	
Water Heater; gas (No mechanical permit required if electrical BUT a Plumbing permit is required for all types.)	\$7.20	
Woodstove	\$9.75	

**B. COMMERCIAL, INDUSTRIAL & DWELLINGS OTHER THAN 1 & 2 FAMILY:**

\$1.00 to \$6,000.00	\$90.00	
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\$6,000.01 to \$7,000.00	\$98.68	
\$7,001.00 to \$25,000.00	\$98.68 for the first \$7,000.00, plus \$9.47 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.	
\$25,001.00 to \$50,000.00	\$276.24 for the first \$25,000.00, plus \$7.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.	
\$50,001.00 to \$100,000.00	\$451.37 for the first \$50,000.00, plus \$4.73 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.	
\$100,001 and up	\$687.07 for the first \$100,000.00, plus \$3.93 for each additional \$1,000.00 or fraction thereof.	
Phased Construction	See II. (above)	
Deferred Submittals	See III. (above)	
<b>C. PLAN REVIEW FEE:</b>		
Plan Review Fee is 25% of Mechanical Permit Fee	25% of mechanical fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$90/hr.	
Fire/Life/Safety Plan review (if required)	40% of structural fee	
<b>D. INSPECTION FEES &amp; MISC. FEES:</b>		
Inspections required outside normal business hours (min. 2 hr. charge)	\$90/hr.	
Reinspection Fee (after 2 same-type-failed inspections)	\$90 each	
Specially requested inspections (1 hr. min.)	\$90/hr.	
Inspection fee which no fee is specifically indicated	\$90/hr.	
Minimum Mechanical Permit Fee	\$90.00	
<b>E. STATE OF OREGON SURCHARGE FEE:</b>		
Subject to yearly increases, currently for 2010/2011 = 12%	Current State Surcharge (___% x structural fee)	
<b>VII. MANUFACTURED STRUCTURES</b>		
<b>A. RESIDENTIAL:</b>		

Installation Fee	\$200	OAR 918-050-0130 (PG 5)
New or relocated Sewer & Storm Sewer	\$40	
New or relocated water service	\$40	
Connection to drain, sewer & water	\$54	
State of Oregon Code Development Fee	\$30	
Additional Permits are required for decks, garage, pole buildings, & plumbing/mechanical changes per current codes.	(see specific fees above)	

**B. RUNNERS / CONCRETE SLAB\***

If the applicant is going to construct runners or a slab; the following fees shall be added to the sitting permit fee. The runners/concrete slab permit fees are based on valuation (fair labor costs & materials);

\$1,000 to \$6,000.00	\$90.00	
\$6,001 to \$7,000	\$98.68	
\$7,001 to \$8,000	\$108.15	
\$8,001 to \$9,000	\$117.62	
\$9,001 to \$10,000.00	\$127.09	
\$10,001 to \$11,000	\$136.56	
\$11,001 to \$12,000	\$146.03	
\$12,001 to \$13,000	\$155.50	
\$13,001 to \$14,000	\$164.97	

\* Runners or a slab are not required by Oregon law. You may site a manufactured dwelling on a pad of gravel with pier blocks, in accordance with the current Oregon Manufactured Dwelling Standards for installation.

**C. MOVABLE COMMERCIAL INSTALLATION**

Installation Fee	\$187.00	
Connection to water service	\$56.00	
Connection to sewer service or holding tank	\$56.00	

**D. PLAN REVIEW FEE:**

For Runners/Concrete Slab; Plan Review Fee is 65% of Runner/Slab Fee	65% x (___) runner/slab amt. only	
Movable Commercial Installation; Flat Plan Review Fee (plans required for anchoring)	\$41.00	

Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$90/hr.	
Planning & Engineering Review fees could apply.		
<b>E. INSPECTION FEES &amp; MISC. FEES:</b>		
Inspections required outside normal business hours (min. 2 hr. charge)	\$90/hr.	
Reinspection Fee (after 2 same-type-failed inspections)	\$90 each	
Specially requested inspections (1 hr. min.)	\$90/hr.	
Inspection fee which no fee is specifically indicated	\$90/hr.	
<b>F. STATE OF OREGON SURCHARGE FEE:</b>		
Subject to yearly increases, currently for 2010/2011 = 12%	Current State Surcharge (___% x Installation fees)	
Current State Development fee	Currently \$30 for 2010-2011	
<b>VIII. SOLAR STRUCTURAL INSTALLATION FEES</b>		
<b>A. PERMIT FEE:</b> Flat fee for installations that comply with the prescriptive path described in section 305.4 of the Oregon Solar Installation Specialty Code. This includes 1 plan review & 1 inspection	\$148.50	
Per 305.4 OSISC: All other installations shall be based on valuation of structural elements for the; Panels, including Racking, Mounting, Rails & cost of Labor (excluding electrical equipment, collector panels, & inverters). Use the above I. A. Structural Fee chart above.	Use above; I. Structural Fee Chart	
<b>B. PLAN REVIEW FEE:</b>		
Plan Review Fee is 65% of Structural Permit Fee	65% of solar structural fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$90/hr.	
Fire/Life/Safety Plan review (if required)	40% of solar structural fee	
<b>C. INSPECTION FEES &amp; MISC. FEES:</b>		
Inspections required outside normal business hours (min. 2 hr. charge)	\$90/hr.	

Reinspection Fee (after 2 same-type failed inspections)	\$90 each	
Specially requested inspections (per hour)	\$90/hr.	
Inspection fee which no fee is specifically indicated	\$90/hr.	

**D. STATE OF OREGON SURCHARGE FEE:**

Subject to yearly increases, currently for 2010/2011 = 12%	Current State Surcharge (___% x Installation fees)	
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**IX. FIRE SUPPRESSION SYSTEMS**

**A. RESIDENTIAL PERMIT FEE:** based on square footage of the structure, below. This fee covers the cost of normal plan review & inspections.

0-2000 Square Feet	\$340.00	
2001-3600 Square Feet	\$367.00	
3601-7200 Square Feet	\$407.00	
7201 and greater	\$462.00	

**B. COMMERCIAL, INDUSTRIAL & DWELLINGS OTHER THAN 1 & 2 FAMILY:**

Fee shall be based on value of project.	Use above; I. Structural Fee Chart	
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**C. INSPECTION FEES & MISC. FEES:**

Inspections required outside normal business hours (min. 2 hr. charge)	\$90/hr.	
Reinspection Fee (after 2 same-type failed inspections)	\$90 each	
Specially requested inspections (per hour)	\$90/hr.	
Inspection fee which no fee is specifically indicated	\$90/hr.	

A backflow device could also be required. Minor Installation fee; \$21.00 per fixture

**X. MEDICAL GAS INSTALLATIONS**

<b>A. PERMIT FEE:</b> Based on value of installations cost, system equipment; inlets, outlet fixtures & appliances.	Use above structural Fee calculation (I.A)	
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**B. PLAN REVIEW FEE:**

Plan Review Fee is 65% of Structural Permit Fee	65% of structural fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$90/hr.	
Fire/Life/Safety Plan review (if required)	40% of structural fee	

<b>C. INSPECTION FEES &amp; MISC. FEES:</b>		
Inspections required outside normal business hours (min. 2 hr. charge)	\$90/hr.	
Reinspection Fee (after 2 same-type failed inspections)	\$90 each	
Specially requested inspections (1 hr. min.)	\$90/hr.	
Inspection fee which no fee is specifically indicated	\$90/hr.	
Minimum Building Permit Fee	\$90.00	
<b>D. STATE OF OREGON SURCHARGE FEE:</b>		
Subject to yearly increases, currently for 2010/2011 = 12%	Current State Surcharge (___% x structural fee)	
<b>XI. MISCELLANEOUS FEES</b>		
<b>A.</b> Administration Fee; outside of issuing building permits (min. 1 hr. then 1/2 hour fraction there after)	\$40/hr	
<b>B.</b> Records Request	Time & Materials	
<b>C.</b> Temporary Certificate of Occupancy	\$130	
<b>D.</b> Refund Policy	Refund must be greater than \$75, or no refund can be issued.	
<b>E.</b> Minimum Fee for all types of permits, if not previously indicated.	\$90	
<b>F.</b> Planning & Engineering Reviews could apply.	See Planning/Engineering Fee Schedule	