

**Oregon
Interpretive Ruling 93-45
SPRINKLER PLAN REVIEW FEES**

Requested By: PPPI MANUAL REVIEW COMMITTEE

QUESTION

Interpretation of Section 304(b), 1993 OSSC, relating to building permit fees and plans examination (fees for installation of fire extinguishing systems and sprinklers).

APPLICABLE CODE SECTIONS

1993 Oregon Structural Specialty Code (OSSC), Section 304(b).

BACKGROUND

The request states in part:

When a sprinkler contractor acting as a sub-contractor to the general contractor, submits a successful bid to the general contractor, and the general contractor includes the cost of the sprinkler system in the total valuation on which he pays the building permit and plans check fee, that should be the total fee charged by the municipality.

Some jurisdictions, however, in spite of the fact that the general contractor has included the cost of the automatic sprinkler system in his valuation submitted to the building official, charge an additional building permit and plans check fee to the automatic sprinkler subcontractor. This results in a substantial additional cost to the sprinkler contractor that was not included in his bid submittal, and a duplicate charge that was included in the initial building permit and plans check fee.

We suggest the interpretive ruling clearly define the obvious intent of Section 303(a) to mean the building permit and plans check fee is a one-time charge and includes the fire extinguishing system, even though the shop drawings were not submitted at the time of the initial filing.

FINDINGS

Section 304(b) states in part:

"The determination of value or valuation under any of the provisions of this code shall be made by the Building Official. The valuation to be used in computing the permit and plan-check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent work or permanent equipment." (emphasis added)

This interpretation is authorized by ORS 455.060. Rulings on Acceptability of Materials, Designs or Methods of Construction and Attorney General's Opinion OP-5208 issued October 1, 1981, which advised the statute permits authoritative interpretations of existing code requirements.

DISCUSSION AND CONCLUSION

It is important for the permit applicant and the building official to both understand what is covered by the permit. If construction on the sprinkler system is not authorized until additional plans are submitted, the value of the sprinkler system should not be included in the initial valuation upon which the fee is calculated. The Structural Code Advisory Board rules if the main permit for the structure- authorizes the installation of the fire sprinkler system, the valuation of the fire extinguishing system shall be included with the initial building permit.

Interpretive Ruling 93-45 replaces PPI-4061.

(signed September 28, 1993)

John Talbott, Chairman
Structural Code Advisory Board

The recommendations and findings of the Structural Code Advisory Board are accepted and the conclusions are adopted.

(signed October 1 1993)

Gary J. Wicks, Administrator
Building Codes Agency