

# RESOLUTION NO. 2238

## A RESOLUTION MODIFYING BUILDING PERMIT FEES

WHEREAS, the State of Oregon authorizes the City to have a Building Inspection Program; and,

WHEREAS, the State of Oregon authorizes the City to collect fees sufficient enough to fund the Building Inspection Program; and,

WHEREAS, the City of Warrenton desires to have the Building Inspection Program funded solely by fees associated with building permits; and,

WHEREAS, the City of Warrenton desires to have the Building Department to build a contingency fund that would support the Building Department for a period of six to twelve months; and,

WHEREAS, the City Council passed an Ordinance that allows building permit fees to be set by Resolution;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WARRENTON, CLATSOP COUNTY, OREGON as follows:

**Section 1.** The building permit fee schedule, attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted as shown.

**Section 2.** This resolution is effective September 1, 2008.

ADOPTED BY THE CITY OF WARRENTON THIS 26th, DAY OF AUGUST 2008.

1<sup>st</sup> Reading: August 12, 2008

2<sup>nd</sup> Reading: August 26, 2008

  
Gilbert Gramson, Mayor

ATTEST:

  
Linda Engbretson, City Recorder



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EXHIBIT A

May 20, 2008

Chris Huntington  
Policy and Technical Services  
Oregon Building Codes Division  
P.O. Box 14470  
1535 Edgewater St. NW  
Salem, Oregon 97309-0404

Subject:  
Increase to Permit Fees and Revision of Fee Methodologies

Dear Mr. Huntington,

This letter serves as notification, in compliance with the requirements of Oregon Administrative Rule (OAR) 918-020-0220, that the City of Warrenton is proposing new fees for building permits and revisions to applicable permit fee areas. The fee changes would affect the following program areas: Structural, Electrical, Mechanical and Plumbing. The structural, electrical, mechanical and plumbing fees were last increased in July 2003. The increase in fees will be primarily in the hourly rates and the minimum fee requirement.

General note:

- Hourly rate increased from \$61.50 to \$65.00, this is a 5.7% increase

**Building Permit Fee Table:**

	Current	Revised
Minimum Permit Fee	\$61.50	\$65.00
\$1 - \$2,000	\$51.75 - \$81.00 (\$1.95/100)	\$65.00 - \$81.00 (\$1.95/100)
\$2,001 - \$25,000	\$81.00 - \$260.40 (\$7.80/1000)	\$81.00 - \$260.40 (\$7.80/1000)
\$25,001 - \$50,000	\$260.40 - \$406.65 (\$5.85/1000)	\$260.40 - \$406.65 (\$5.85/1000)
\$50,001 - \$100,000	\$406.65 - \$601.65 (\$3.90/1000)	\$406.65 - \$601.65 (\$3.90/1000)
\$100,001 and up	\$601.65+	\$601.65+

*"We can make our plans, but the Lord determines our step" Proverbs 16:9, NIV*

Plan review fees will remain at 65% of the structural permit fee for structural plan review and 40% of the structural permit fee for fire and life safety.

The International Code Council has provided building valuation data, which will be used as a basis for determining costs of construction. The table below was published in February 2008. The City of Warrenton will not be using a regional multiplier at this time.

Group (2006 International Building Code)	1A	1B	2A	2B	3A	3B	4	5A	5B
A-1 Assembly, theaters, with stage	196.11	189.78	185.37	177.60	167.20	162.27	171.92	152.56	146.94
A-1 Assembly, theaters, without stage	177.62	171.29	166.88	159.10	148.75	143.82	153.43	134.10	128.49
A-2 Assembly, nightclubs	149.94	145.74	142.04	136.49	128.53	124.91	131.71	116.50	112.58
A-2 Assembly, restaurants, bars, banquet halls	148.94	144.74	140.04	135.49	126.53	123.91	130.71	114.50	111.58
A-3 Assembly, churches	180.72	174.39	169.98	162.21	151.82	146.89	156.54	137.18	131.57
A-3 Assembly, general, community halls, libraries, museums	152.81	146.48	141.07	134.30	122.33	118.97	128.63	108.26	103.65
A-4 Assembly, arenas	176.62	170.29	164.88	158.10	146.75	142.82	152.43	132.10	127.49
B Business	154.16	148.70	144.00	137.27	125.07	120.41	131.97	109.81	105.37
E Educational	166.52	160.91	156.34	149.52	140.14	132.98	144.59	123.34	118.69
F-1 Factory and industrial, moderate hazard	92.68	88.42	83.70	80.93	72.45	69.29	77.68	59.67	56.50
F-2 Factory and industrial, low hazard	91.68	87.42	83.70	79.93	72.45	68.29	76.68	59.67	55.50
H-1 High Hazard, explosives	86.84	82.58	78.86	75.09	67.79	63.63	71.84	55.02	0.00
H234 High Hazard	86.84	82.58	78.86	75.09	67.79	63.63	71.84	55.02	50.85
H-5 HPM	154.16	148.70	144.00	137.27	125.07	120.41	131.97	109.81	105.37
I-1 Institutional, supervised environment	152.30	147.08	143.14	137.34	128.24	124.73	138.61	116.09	111.54
I-2 Institutional, hospitals	256.26	250.80	246.11	239.38	226.55	0.00	234.08	211.31	0.00
I-2 Institutional, nursing homes	179.18	173.72	169.02	162.30	150.51	0.00	157.00	135.27	0.00
I-3 Institutional, restrained	174.99	169.52	164.83	158.10	147.16	141.52	152.80	131.92	125.48
I-4 Institutional, day care facilities	152.30	147.08	143.14	137.34	128.24	124.73	138.61	116.09	111.54
M Mercantile	111.44	107.24	102.53	97.99	89.62	87.00	93.21	77.59	74.67
R-1 Residential, hotels	154.24	149.02	145.08	139.28	129.95	126.44	140.32	117.80	113.25
R-2 Residential, multiple family	129.33	124.11	120.17	114.37	105.16	101.65	115.53	93.01	88.46
R-3 Residential, one- and two-family	122.11	118.76	115.86	112.68	108.62	105.77	110.77	101.74	95.91
R-4 Residential, care/assisted living facilities	152.30	147.08	143.14	137.34	128.24	124.73	138.61	116.09	111.54
S-1 Storage, moderate hazard	85.84	81.58	76.86	74.09	65.79	62.63	70.84	53.02	49.85
S-2 Storage, low hazard	84.84	80.58	76.86	73.09	65.79	61.63	69.84	53.02	48.85
U Utility, miscellaneous	65.15	61.60	57.92	55.03	49.70	46.33	51.94	39.23	37.34

The previous cost per square foot was based on a flat rate of \$88.46 regardless of the occupancy and construction type. Garages, porches and decks had been figured at \$37.34 per square foot, which is identical to the proposed table. The proposed table is more accurate. The impact will be significant with some occupancy groups both increasing and decreasing the cost per square foot. The areas most concerned for the City of Warrenton is the cost per square foot for single-family residences. This is an 8.4% increase.

**Mechanical Fee Schedule for new and additions or alterations to commercial, multi-family and industrial projects:**

Please note that the fees are based on valuation and not specific equipment.

	Current	Revised
Minimum Permit Fee	\$61.50	\$65.00
\$1 - \$2,000	\$51.75 - \$81.00 (\$1.95/100)	\$65.00 - \$81.00 (\$1.95/100)
\$2,001 - \$25,000	\$81.00 - \$260.40 (\$7.80/1000)	\$81.00 - \$260.40 (\$7.80/1000)
\$25,001 - \$50,000	\$260.40 - \$406.65 (\$5.85/1000)	\$260.40 - \$406.65 (\$5.85/1000)
\$50,001 - \$100,000	\$406.65 - \$601.65 (\$3.90/1000)	\$406.65 - \$601.65 (\$3.90/1000)
\$100,001 and up	\$601.65+	\$601.65+

Plan review fees are figured at 25% of the permit fee per Section 106.5 of the Oregon Mechanical Specialty Code (OMSC). The valuation of the work will be determined by the Building Official and based on actual construction estimates provided by the applicant.

**Mechanical Fee Schedule for new and additions or alterations to one and two family dwellings:**

Appliance	Fee per appliance
Air Handling Unit	\$23.15
Air Conditioning Unit	\$32.50
Alteration of Existing HVAC System	\$23.15
Heat Pump	\$42.20
Install/Replace Furnace	
Up to 100,000 Btu's	\$32.30
Over 100,000 Btu's	\$37.95
Install/Replace/Relocate Heaters Suspended, Wall or Floor Mounted	\$32.30
Vent for appliance other than Furnace	\$23.15
Appliance Vent	\$23.15
Dryer Exhaust	\$23.15
Hood	\$23.15
Exhaust Fan Connected to a Single Duct	\$16.15
Gas Piping	
1 to 4 Outlets	\$13.10
Each Additional Outlet	\$2.80
Fireplace/Woodstove	\$23.15
Other	\$23.15
Permit Issuance Fee	Included in permit schedule
Supplement Fees	Included in permit schedule

Minimum Fee	\$65.00

The minimum fee has been increased from \$61.50 to \$65.00

**Plumbing Permit Fee Schedule:**

<b>1 &amp; 2 Family Dwellings</b>	
1) New Construction	
a) 1 Bathroom (includes first 100' sanitary, storm and water service)	\$212.50
b) 2 Bathroom (includes first 100' sanitary, storm and water service)	\$230.00
c) 3 Bathroom (includes first 100' sanitary, storm and water service)	\$260.00
d) Each additional kitchen and/or bath (or ½ bath)	\$30.00
e) Each additional 100 feet water or sewer or fraction thereof	\$26.25
2) Additions, Alterations and Remodels	
a) For fees not listed above per fixture	\$16.50
<b>Multi-family, Commercial and Industrial including Additions and Alterations</b>	
3) New Construction and Additions, Alterations and Remodels	
a) Base fee (3 or fewer fixtures)	\$184.50
b) More than 3 fixtures (Base fee plus per fixture cost over 3 fixtures)	\$16.50
c) Water Service (First 100 feet)	\$47.60
d) Sanitary Service (First 100 feet)	\$47.60
e) Storm Sewer (First 100 feet)	\$47.60
f) Each Additional 100 feet or fraction thereof	\$26.25
<b>Manufactured Dwelling or Recreational Vehicle Parks</b>	
4) Manufactured Dwelling or Recreational Vehicle Parks	
a) Base fee (Includes 5 or fewer spaces)	\$190.00
b) Each Additional Space	\$33.00
c) Sanitary Sewer (First 100 feet)	\$47.60
d) Storm Sewer (First 100 feet)	\$47.60
e) Each Additional 100 feet or fraction thereof	\$26.25
<b>Miscellaneous Fees</b>	
5) Miscellaneous Fees	
a) Waterheaters & Backflow Devices (Each)	\$30.50
b) Water, Storm or Sanitary Sewer (Each) (Not included with other plumbing fees)	\$47.60
c) Each Additional 100 feet or fraction thereof	\$26.25
d) Re-inspection or specially-requested inspections	\$65.00/hour
Minimum permit fee, except line 5a does not apply	
	\$65.00

Please note that the hourly rate for re-inspection has increased from \$61.50 to \$65.00. The minimum fee has also increased from \$61.50 to \$65.00.

Electrical permit fees are regulated by Clatsop County who provides the inspection and plan review services for electrical work.

**Medical Gas and Process Piping Fee Schedule:**

Please note that the fees are based on valuation and not specific equipment.

	Current	Revised
Minimum Permit Fee	\$61.50	\$65.00
\$1 - \$2,000	\$42.50 - \$126.88 (\$1.88/100)	\$65.00 - \$81.00 (\$1.95/100)
\$2,001 - \$25,000	\$126.88 - \$214.38 (\$1.75/1000)	\$81.00 - \$260.40 (\$7.80/1000)
\$25,001 - \$50,000	\$214.38 - \$864.38 (\$1.63/1000)	\$260.40 - \$406.65 (\$5.85/1000)
\$50,001 - \$100,000	\$864.38 - \$1645.63 (\$1.56/1000)	\$406.65 - \$601.65 (\$3.90/1000)
\$100,001 and up	\$1645.63+	\$601.65+

Plan review fees are figured at 25% of the permit fee. The valuation of the work will be determined by the Building Official and based on actual construction estimates provided by the applicant. The revised table is in line with both the structural and mechanical. The minimum fee is raised to \$65.00 but the balance is significantly less with the new fees. This has been revised for simplicity of fees.

**Building Permit Fee Schedule for Stand-alone Residential NFPA 13D Systems:**

Square Footage of Dwelling and Garage	Permit and Plan Review Fee
0-2,000 square feet	\$160.00
2,001 – 3,600 square feet	\$210.00
3,601 – 7,200 square feet	\$310.00
Greater than 7,200 square feet	\$410.00

There is no proposed fee schedule change for this type of permit.

**Other Inspection and Fees:**

	Current	Proposed
1. Inspections outside of normal business hours	\$61.50 per hour	\$65.00 per hour
2. Re-inspection fees assessed under the administrative provisions of the various codes	\$61.50 per hour	\$65.00 per hour
3. Inspections for which no fee is specifically indicated	\$61.50 per hour	\$65.00 per hour
4. Additional plan review required by changes, additions or revisions to approved plans.	\$61.50 per hour	\$65.00 per hour

Structural Plan Review Fee	65 percent of the building permit fee
Fire and Life Safety Plan Review	40 percent of the building permit fee
Mechanical Plan Review Fee	25 percent of the mechanical permit fee
Plumbing Plan Review Fee	25 percent of the plumbing permit fee
Medical Gas/Process Piping Plan Review Fee	25 percent of the fee
Phased Construction	\$250 plus 65% of the permit fee

Deferred Submittals \$250 plus 65% of the permit fee for specific deferred submittal. This fee is in addition to the project fees based on the total project valuation.

State Surcharge As specified by the State  
In summary, The City of Warrenton is increasing their minimum permit fee costs as well as the hourly rates. They are also adjusting the cost per square foot per occupancy group and construction type rather than a flat rate. If you have any question please give me a call at 503-723-8003.

Respectfully,

Stephen M. Winstead, AIA  
Building Official  
City of Warrenton.