

ORDINANCE NO. 697-A

Introduced by Commissioner Davis.

AN ORDINANCE REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF BUILDINGS OR STRUCTURES IN THE CITY OF WARRENTON, COUNTY OF CLATSOP: PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR: DECLARING AND ESTABLISHING FIRE DISTRICTS: PROVIDING PENALTIES FOR THE VIOLATION THEREOF, ADOPTING CHAPTER 70 CONTROLLING EXCAVATION AND GRADING AND APPENDIX B FOR FEES, AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

THE CITY OF WARRENTON DOES ORDAIN AS FOLLOWS:

Section 1. That Ordinance No. 651-A be and the same is hereby repealed.

Section 2. That the Uniform Building Code, 1979 Edition, Copyrighted by the International Conference of Building Officials in 1979 be and the same is hereby adopted in full and is made a part hereof by this reference as fully as if set out herein, including with the same force and effect those certain construction regulations adopted and published by the office of the Oregon State Fire Marshal as amendments to the 1979 Uniform Building Code.

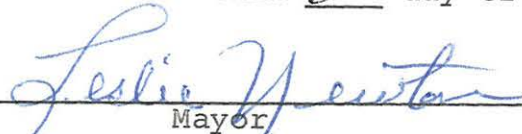
Section 3. That Chapter 70, Appendix, Uniform Building Code, 1979 Edition, a copy of which is attached hereto as Exhibit "A" and incorporated herein as if set forth in full, is adopted as a part of the Building Code and Standards of the City of Warrenton.

Section 4. That certain Building Valuation Data and Schedule of Permit and Plan Review Fees as revised February, 1980, promulgated by the Building Codes Division of the Department of Commerce, a copy of which is attached hereto as Exhibit "B" and incorporated herein as if set forth in full, is adopted as a part of the Building Code and Standards of the City of Warrenton.

First reading, July 16, 1980.

Passed by the City Commission of the City of Warrenton this 6th day of August, 1980.

Approved by the Mayor of the City of Warrenton this 6th day of August, 1980.



Mayor

ATTEST:



Auditor and Police Judge

Chapter 70

EXCAVATION AND GRADING

Purpose

Sec. 7001. The purpose of this chapter is to safeguard life, limb, property and the public welfare by regulating grading on private property.

Scope

Sec. 7002. This chapter sets forth rules and regulations to control excavation, grading and earthwork construction, including fills and embankments; establishes the administrative procedure for issuance of permits; and provides for approval of plans and inspection of grading construction.

Permits Required

Sec. 7003. No person shall do any grading without first having obtained a grading permit from the building official except for the following:

1. Grading in an isolated, self-contained area if there is no danger apparent to private or public property.
2. An excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation nor exempt any excavation having an unsupported height greater than 5 feet after the completion of such structure.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells or tunnels or utilities.
6. Mining, quarrying, excavating, processing, stockpiling of rock, sand, gravel, aggregate or clay where established and provided for by law, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property.
7. Exploratory excavations under the direction of soil engineers or engineering geologists.
8. An excavation which (a) is less than 2 feet in depth, or (b) which does not create a cut slope greater than 5 feet in height and steeper than one and one-half horizontal to one vertical.
9. A fill less than 1 foot in depth and placed on natural terrain with a slope flatter than five horizontal to one vertical, or less than 3 feet in depth, not intended to support structures, which does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course.

Hazards

Sec. 7004. Whenever the building official determines that any existing excavation or embankment or fill on private property has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way or drainage channel, the owner of the property upon which the excavation or fill is located, or other person or agent in

control of said property, upon receipt of notice in writing from the building official, shall within the period specified therein repair or eliminate such excavation or embankment so as to eliminate the hazard and be in conformance with the requirements of this code.

Definitions

Sec. 7005. For the purposes of this chapter the definitions listed hereunder shall be construed as specified in this section.

APPROVAL shall mean a written engineering or geological opinion concerning the progress and completion of the work.

AS-GRADED is the surface conditions extant on completion of grading.

BEDROCK is in-place solid rock.

BENCH is a relatively level step excavated into earth material on which fill is to be placed.

BORROW is earth material acquired from an off-site location for use in grading on a site.

CIVIL ENGINEER shall mean a professional engineer registered in the state to practice in the field of civil works.

CIVIL ENGINEERING shall mean the application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil works for the beneficial uses of mankind.

COMPACTION is the densification of a fill by mechanical means.

EARTH MATERIAL is any rock, natural soil or fill and/or any combination thereof.

ENGINEERING GEOLOGIST shall mean a geologist experienced and knowledgeable in engineering geology.

ENGINEERING GEOLOGY shall mean the application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works.

EROSION is the wearing away of the ground surface as a result of the movement of wind, water and/or ice.

EXCAVATION is the mechanical removal of earth material.

FILL is a deposit of earth material placed by artificial means.

GRADE shall mean the vertical location of the ground surface.

Existing Grade is the grade prior to grading.

Rough Grade is the stage at which the grade approximately conforms to the approved plan.

Finish Grade is the final grade of the site which conforms to the approved plan.

GRADING is any excavating or filling or combination thereof.

KEY is a designed compacted fill placed in a trench excavated in earth

material beneath the toe of a proposed fill slope.

SITE is any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

SLOPE is an inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

SOIL is naturally occurring superficial deposits overlying bed rock.

SOIL ENGINEER shall mean a civil engineer experienced and knowledgeable in the practice of soil engineering.

SOIL ENGINEERING shall mean the application of the principles of soil mechanics in the investigation, evaluation and design of civil works involving the use of earth materials and the inspection and testing of the construction thereof.

TERRACE is a relatively level step constructed in the face of a graded slope surface for drainage and maintenance purposes.

Grading Permit Requirements

Sec. 7006. (a) Permits Required. Except as exempted in Section 7003 of this code, no person shall do any grading without first obtaining a grading permit from the building official. A separate permit shall be required for each site, and may cover both excavations and fills.

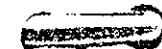
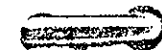
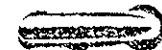
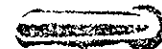
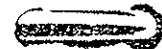
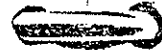
(b) Application. The provisions of Section 302 (a) are applicable to grading and in addition the application shall state the estimated quantities of work involved.

(c) Plans and Specifications. When required by the building official, each application for a grading permit shall be accompanied by two sets of plans and specifications, and supporting data consisting of a soil engineering report and engineering geology report. The plans and specifications shall be prepared and signed by a civil engineer when required by the building official.

(d) Information on Plans and in Specifications. Plans shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the location of the work and the name and address of the owner and the person by whom they were prepared.

The plans shall include the following information:

1. General vicinity of the proposed site.
2. Property limits and accurate contours of existing ground and details of terrain and area drainage.
3. Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction.
4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a



part of, the proposed work together with a map showing the drainage area and the estimated runoff of the area served by any drains.

5. Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners which are within 15 feet of the property or which may be affected by the proposed grading operations.

Specifications shall contain information covering construction and material requirements.

(e) Soil Engineering Report. The soil engineering report required by Subsection (c) shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures when necessary, and opinions and recommendations covering adequacy of sites to be developed by the proposed grading.

Recommendations included in the report and approved by the building official shall be incorporated in the grading plans or specifications.

(f) Engineering Geology Report. The engineering geology report required by Subsection (c) shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinions and recommendations covering the adequacy of sites to be developed by the proposed grading.

Recommendations included in the report and approved by the building official shall be incorporated in the grading plans or specifications.

(g) Issuance. The provisions of Section 303 are applicable to grading permits. The building official may require that grading operations and project designs be modified if delays occur which incur weather-generated problems not considered at the time the permit was issued.

Fees

Sec. 7007. (a) Plan-checking Fee. For excavation and fill on the same site, the fee shall be based on the volume of the excavation or fill, whichever is greater. Before accepting a set of plans and specifications for checking, the building official shall collect a plan-checking fee. Separate permits and fees shall apply to retaining walls or major drainage structures as indicated elsewhere in this code. There shall be no separate charge for standard terrace drains and similar facilities. The amount of the plan-checking fee for grading plans shall be as set forth in Table No. 70-A.

The plan-checking fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between such fee paid for the original permit and the fee shown for the entire project.

(b) Grading Permit Fees. A fee for each grading permit shall be paid to the building official as set forth in Table No. 70-B.

TABLE NO. 70-A—PLAN-CHECKING FEES

50 cubic yards or less	No Fee
51 to 100 cubic yards	\$10.00
101 to 1000 cubic yards	15.00
1001 to 10,000 cubic yards	20.00
10,001 to 100,000 cubic yards—\$20.00 for the first 10,000 cubic yards, plus \$10.00 for each additional 10,000 cubic yards or fraction thereof.	
100,001 to 200,000 cubic yards—\$110.00 for the first 100,000 cubic yards, plus \$6.00 for each additional 10,000 cubic yards or fraction thereof.	
200,001 cubic yards or more—\$170.00 for the first 200,000 cubic yards, plus \$3.00 for each additional 10,000 cubic yards or fraction thereof.	
Other Inspections and Fees:	
Additional plan review required by changes, additions or revisions to approved plans	
(minimum charge—one-half hour)	\$15.00 per hour

TABLE NO. 70-B—GRADING PERMIT FEES

50 cubic yards or less	\$10.00
51 to 100 cubic yards	15.00
101 to 1000 cubic yards—\$15.00 for the first 100 cubic yards plus \$7.00 for each additional 100 cubic yards or fraction thereof.	
1001 to 10,000 cubic yards—\$78.00 for the first 1,000 cubic yards, plus \$6.00 for each additional 1,000 cubic yards or fraction thereof.	
10,001 to 100,000 cubic yards—\$132.00 for the first 10,000 cubic yards, plus \$27.00 for each additional 10,000 cubic yards or fraction thereof.	
100,001 cubic yards or more—\$375.00 for the first 100,000 cubic yards, plus \$15.00 for each additional 10,000 cubic yards or fraction thereof.	
Other Inspections and Fees:	
1. Inspections outside of normal business hours	\$15.00 per hour (minimum charge—two hours)
2. Reinspection fee assessed under provisions of Section 305 (h)	\$15.00 each
3. Inspections for which no fee is specifically indicated.	\$15.00 per hour (minimum charge—one-half hour)

The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

Bonds

Sec. 7008. The building official may require bonds in such form and amounts as may be deemed necessary to assure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions.

In lieu of a surety bond the applicant may file a cash bond or instrument of credit with the building official in an amount equal to that which would be required in the surety bond.

Cuts

Sec. 7009. (a) **General.** Unless otherwise recommended in the approved soil engineering and/or engineering geology report, cuts shall conform to the provisions of this section.

(b) **Slope.** The slope of cut surfaces shall be no steeper than is safe for the intended use. Cut slopes shall be no steeper than two horizontal to one vertical.

(c) **Drainage and Terracing.** Drainage and terracing shall be provided as required by Section 7012.

Fills

Sec. 7010. (a) **General.** Unless otherwise recommended in the approved soil engineering report, fills shall conform to the provisions of this section.

In the absence of an approved soil engineering report these provisions may be waived for minor fills not intended to support structures.

(b) **Fill Location.** Fill slopes shall not be constructed on natural slopes steeper than two to one.

(c) **Preparation of Ground.** The ground surface shall be prepared to receive fill by removing vegetation, noncomplying fill, top-soil and other unsuitable materials scarifying to provide a bond with the new fill, and, where slopes are steeper than five to one, and the height is greater than 5 feet, by benching into sound bedrock or other competent material as determined by the soils engineer. The bench under the toe of a fill on a slope steeper than five to one shall be at least 10 feet wide. The area beyond the toe of fill shall be sloped for sheet overflow or a paved drain shall be provided. Where fill is to be placed over a cut, the bench under the toe of fill shall be at least 10 feet wide but the cut must be made before placing fill and approved by the soils engineer and engineering geologist as a suitable foundation for fill. Unsuitable soil is soil which, in the opinion of the building official or the civil engineer or the soils engineer or the geologist, is not competent to support other soil or fill, to support structures or to satisfactorily perform the other functions for which the soil is intended.

(d) **Fill Material.** Detrimental amounts of organic material shall not be permitted in fills. Except as permitted by the building official, no rock or similar irreducible material with a maximum dimension greater than 12 inches shall be buried or placed in fills.

EXCEPTION: The building official may permit placement of larger rock

when the soils engineer properly devises a method of placement, continuously inspects its placement and approves the fill stability. The following conditions shall also apply:

- A. Prior to issuance of the grading permit, potential rock disposal areas shall be delineated on the grading plan.
- B. Rock sizes greater than 12 inches in maximum dimension shall be 10 feet or more below grade, measured vertically.
- C. Rocks shall be placed so as to assure filling of all voids with fines.

(c) **Compaction.** All fills shall be compacted to a minimum of 90 percent of maximum density as determined by U.B.C. Standard No. 70-1. Field density shall be determined in accordance with U.B.C. Standard No. 70-2 or equivalent as approved by the building official.

(d) **Slope.** The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes shall be no steeper than two horizontal to one vertical.

(g) **Drainage and Terracing.** Drainage and terracing shall be provided and the area above fill slopes and the surfaces of terraces shall be graded and paved as required by Section 7012.

Setbacks

Sec. 7011. (a) **General.** The setbacks and other restrictions specified by this section are minimum and may be increased by the building official or by the recommendation of a civil engineer, soils engineer or engineering geologist, if necessary for safety and stability or to prevent damage of adjacent properties from deposition or erosion or to provide access for slope maintenance and drainage. Retaining walls may be used to reduce the required setbacks when approved by the building official.

(b) **Setbacks from Property Lines.** The tops of cuts and toes of fill slopes shall be set back from the outer boundaries of the permit area, including slope-right areas and easements, in accordance with Figure No. 1 and Table No. 70-C.

(c) **Design Standards for Setbacks.** Setbacks between graded slopes (cut or fill) and structures shall be provided in accordance with Figure No. 2.

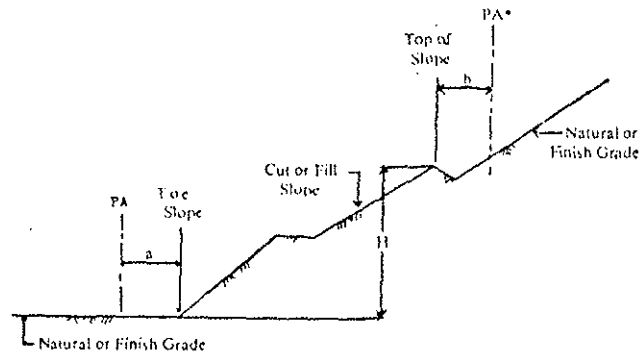


FIGURE NO. 1

TABLE NO. 70-C
REQUIRED SETBACKS FROM PERMIT AREA BOUNDARY
(IN FEET)

H	SETBACKS	
	a	b ¹
Under 5	0	1
5 - 30	H/2	H/5
Over 30	15	6

¹Additional width may be required for interceptor drain.

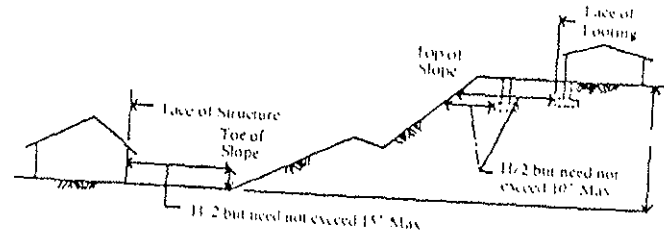


FIGURE NO. 2

Drainage and Terracing

Sec. 7012. (a) **General.** Unless otherwise indicated on the approved grading plan, drainage facilities and terracing shall conform to the provision of this section.

(b) **Terrace.** Terraces at least 6 feet in width shall be established at not more than 30-foot vertical intervals on all cut or fill slopes to control surface drainage and debris except that where only one terrace is required, it shall be at mid-height. For cut or fill slopes greater than 60 feet and up to 120 feet in vertical height, one terrace at approximately mid-height shall be 12 feet in width. Terrace widths and spacing for cut and fill slopes greater than 120 feet in height shall be designed by the civil engineer and approved by the building official. Suitable access shall be provided to permit proper cleaning and maintenance.

Swales or ditches on terraces shall have a minimum gradient of 5 percent and must be paved with reinforced concrete not less than 3 inches in thickness or an approved equal paving. They shall have a minimum depth at the deepest point of 1 foot and a minimum paved width of 5 feet.

A single run of swale or ditch shall not collect runoff from a tributary area exceeding 13,500 square feet (projected) without discharging into a down drain.

(c) **Subsurface Drainage.** Cut and fill slopes shall be provided with subsurface drainage as necessary for stability.

(d) **Disposal.** All drainage facilities shall be designed to carry waters to the nearest practicable drainage way approved by the building official and/or other appropriate jurisdiction as a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by installation of nonerosive downdrains or other devices.

Building pads shall have a drainage gradient of 2 percent toward approved drainage facilities, unless waived by the building official.

EXCEPTION: The gradient from the building pad may be 1 percent if all of the following conditions exist throughout the permit area:

- A. No proposed fills are greater than 10 feet in maximum depth.
- B. No proposed finish cut or fill slope faces have a vertical height in excess of 10 feet.
- C. No existing slope faces, which have a slope face steeper than 10 horizontally to 1 vertically, have a vertical height in excess of 10 feet.

(e) **Interceptor Drains.** Paved interceptor drains shall be installed along the top of all cut slopes where the tributary drainage area above slopes towards the cut and has a drainage path greater than 40 feet measured horizontally. Interceptor drains shall be paved with a minimum of 3 inches of concrete or gunite and reinforced. They shall have a minimum depth of 12 inches and a minimum paved width of 30 inches measured horizontally across the drain. The slope of drain shall be approved by the building official.

Erosion Control

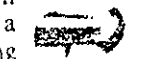
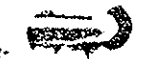
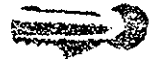
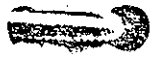
Sec. 7013. (a) **Slopes.** The faces of cut and fill slopes shall be prepared and maintained to control against erosion. This control may consist of effective planting. The protection for the slopes shall be installed as soon as practicable and prior to calling for final approval. Where cut slopes are not subject to erosion due to the erosion-resistant character of the materials, such protection may be omitted.

(b) **Other Devices.** Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety.

Grading Inspection

Sec. 7014. (a) **General.** All grading operations for which a permit is required shall be subject to inspection by the building official. When required by the building official, special inspection of grading operations and special testing shall be performed in accordance with the provisions of Section 306 and Subsection 7014 (c).

(b) **Grading Designation.** All grading in excess of 5000 cubic yards shall be performed in accordance with the approved grading plan prepared by a civil engineer, and shall be designated as "engineered grading." Grading involving less than 5000 cubic yards shall be designated "regular grading" unless the permittee, with the approval of the building official, chooses to have the grading performed as "engineered grading."



(c) **Engineered Grading Requirements.** For engineered grading, it shall be the responsibility of the civil engineer who prepares the approved grading plan to incorporate all recommendations from the soil engineering and engineering geology reports into the grading plan. He also shall be responsible for the professional inspection and approval of the grading within his area of technical specialty. This responsibility shall include, but need not be limited to, inspection and approval as to the establishment of line, grade and drainage of the development area. The civil engineer shall act as the coordinating agent in the event the need arises for liaison between the other professionals, the contractor and the building official. The civil engineer also shall be responsible for the preparation of revised plans and the submission of as-graded grading plans upon completion of the work. The grading contractor shall submit in a form prescribed by the building official a statement of compliance to said as-built plan.

Soil engineering and engineering geology reports shall be required as specified in Section 7006. During grading all necessary reports, compaction data and soil engineering and engineering geology recommendations shall be submitted to the civil engineer and the building official by the soils engineer and the engineering geologist.

The soils engineer's area of responsibility shall include, but need not be limited to, the professional inspection and approval concerning the preparation of ground to receive fills, testing for required compaction, stability of all finish slopes and the design of buttress fills, where required, incorporating data supplied by the engineering geologist.

The engineering geologist's area of responsibility shall include, but need not be limited to, professional inspection and approval of the adequacy of natural ground for receiving fills and the stability of cut slopes with respect to geological matters and the need for subdrains or other ground water drainage devices. He shall report his findings to the soils engineer and the civil engineer for engineering analysis.

The building official shall inspect the project at the various stages of the work requiring approval and at any more frequent intervals necessary to determine that adequate control is being exercised by the professional consultants.

(d) **Regular Grading Requirements.** The building official may require inspection and testing by an approved testing agency.

The testing agency's responsibility shall include, but need not be limited to, approval concerning the inspection of cleared areas and benches to receive fill, and the compaction of fills.

When the building official has cause to believe that geologic factors may be involved the grading operation will be required to conform to "engineered grading" requirements.

(e) **Notification of Noncompliance.** If, in the course of fulfilling their responsibility under this chapter, the civil engineer, the soils engineer, the engineering geologist or the testing agency finds that the work is not being done in conformance with this chapter or the approved grading plans, the

discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the building official. Recommendations for corrective measures, if necessary, shall be submitted.

(f) **Transfer of Responsibility for Approval.** If the civil engineer, the soils engineer, the engineering geologist or the testing agency of record is changed during the course of the work, the work shall be stopped until the replacement has agreed to accept the responsibility within the area of their technical competence for approval upon completion of the work.

Completion of Work

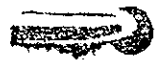
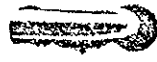
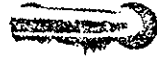
Sec. 7015. (a) **Final Reports.** Upon completion of the rough grading work and at the final completion of the work the building official may require the following reports and drawings and supplements thereto:

1. An as-graded grading plan prepared by the civil engineer including original ground surface elevations, as-graded ground surface elevations, lot drainage patterns and locations and elevations of all surface and sub-surface drainage facilities. He shall provide approval that the work was done in accordance with the final approved grading plan.

2. A soil grading report prepared by the soils engineer including locations and elevations of field density tests, summaries of field and laboratory tests and other substantiating data and comments on any changes made during grading and their effect on the recommendations made in the soil engineering investigation report. He shall provide approval as to the adequacy of the site for the intended use.

3. A geologic grading report prepared by the engineering geologist including a final description of the geology of the site including any new information disclosed during the grading and the effect of same on recommendations incorporated in the approved grading plan. He shall provide approval as to the adequacy of the site for the intended use as affected by geologic factors.

(b) **Notification of Completion.** The permittee or his agent shall notify the building official when the grading operation is ready for final inspection. Final approval shall not be given until all work including installation of all drainage facilities and their protective devices and all erosion control measures have been completed in accordance with the final approved grading plan and the required reports have been submitted.



State of Oregon
DEPARTMENT OF COMMERCE
Building Codes Division

BUILDING VALUATION DATA

The valuation of building construction for building permit purposes shall be the actual total construction costs for all classes of work. The application for a building permit shall include an accurate estimate of the construction cost or the actual contract cost. The building permit fee will be based on this cost estimate or a minimum shall be based on the following costs:

The unit costs are intended to comply with the definition of "valuation" in Section 423 of the State of Oregon Structural Specialty Code and thus include architectural, structural, electrical, plumbing, heating and ventilation devices and equipment.

* October, 1979 Occupancy and Type	Cost Per Square Foot	
	Good	Aver.
1. APARTMENT HOUSES:		
*Type I or II F.R.	\$59.50	42.20
Type V—Masonry (or Type III)	39.20	32.10
Type V—Wood Frame	34.40	28.30
Type I—Basement Garage		18.90
2. BANKS:		
*Type I or II F.R.		67.30
Type III—1-Hour		56.90
Type III—N		54.70
Type V—1-Hour		48.00
Type V—N		45.60
3. CHURCHES:		
Type I or II F.R.		49.00
Type III—1-Hour		39.40
Type III—N		37.00
Type V—1-Hour		35.30
Type V—N		33.10
4. CONVALESCENT HOSPITALS:		
*Type I or II F.R.		65.90
Type III—1-Hour		54.10
Type V—1-Hour		43.20
5. DWELLINGS:		
Type V—Masonry	43.30	32.90
Type V—Wood Frame	39.60	30.10
Basements—		
Finished	19.30	7.60
Unfinished	8.00	5.00
6. HOSPITALS:		
*Type I or II F.R.		84.40
Type III—1-Hour		73.80
Type V—1-Hour		63.60
7. HOTELS AND MOTELS:		
*Type I or II F.R.		48.80
Type III—1-Hour		41.40
Type III—N		39.20
Type V—1-Hour		36.50
Type V—N		34.10
8. INDUSTRIAL PLANTS:		
Type I or II F.R.		30.20
Type II—1-Hour		19.20
Type II—(Stock)		17.00
Type III—1-Hour		22.20
Type III—N		20.00
Tilt-up		14.20
Type V—1-Hour		19.20
Type V—N		17.00
9. MEDICAL OFFICES:		
*Type I or II F.R.		60.20
Type III—1-Hour		46.20
Type III—N		43.80
Type V—1-Hour		41.20
Type V—N		39.00
10. OFFICES:		
*Type I or II F.R.		53.00
Type III—1-Hour		39.30
Type III—N		36.90
Type V—1-Hour		32.90
Type V—N		30.60
11. PRIVATE GARAGES:		
Wood Frame		9.90
Masonry		13.60
Open Carports		5.30
12. PUBLIC GARAGES:		
*Type I or II F.R.		25.80
Type II—N		17.10
Type III—1-Hour		20.60
Type III—N		17.10
Type V—1-Hour		17.10
13. RESTAURANTS:		
Type III—1-Hour		48.50
Type III—N		46.30
Type V—1-Hour		42.40
Type V—N		40.60
14. STORES:		
*Type I or II F.R.		40.40
Type III—1-Hour		30.80
Type III—N		28.60
Type V—1-Hour		27.10
Type V—N		24.40

15. SCHOOLS:	
Type I or II F.R.	48.90
Type III—1-Hour	41.40
Type III—N	39.20
Type V—1-Hour	37.20
16. SERVICE STATIONS:	
Type II—N	37.20
Type III—1-Hour	40.50
Type V—1-Hour	25.70
Canopies	12.80
17. THEATERS:	
Type I or II F.R.	56.70
Type III—1-Hour	41.70
Type III—N	39.50
Type V—1-Hour	38.90
Type V—N	36.60
18. WAREHOUSES:	
Type I or II F.R.	25.60
Type II or V—1-Hour	17.00
Type II or V—N	14.60
Type III—1-Hour	18.70
Type III—N	16.60

EQUIPMENT

AIR CONDITIONING:	
Commercial	2.80
Residential	2.40
SPRINKLER SYSTEMS:	
	1.30

*Add 0.8 percent to total cost for each story over three.

EXAMPLE:
APARTMENT HOUSE
TYPE V—1 HOUR
WITH BASEMENT.
ALL FLOORS 1,500
SQUARE FEET.

Three or more at 80% of First Floor \$22.64 x 1,500 SF	\$ 33,960.00
Second Floor at 60% of First Floor \$16.98 x 1,500 SF	\$ 25,470.00
First Floor at \$28.30 per square foot x 1,500 SF	\$ 42,450.00
Basement at \$6.00 per square foot x 1,500 SF	\$ 9,000.00
MINIMUM VALUATION TOTAL	<u>\$110,880.00</u>

USE VALUE x 67% FOR BUILDING
"SHELL ONLY"

*** BUILDING STANDARDS—ICBO**

If the above determination of construction costs does not agree with the actual cost of construction, the applicant may submit a detailed certified cost after completion of construction. Any overpayment of permit fee will be refunded based on this actual cost as approved by the Director of Building Codes Division.

SCHEDULE OF PERMIT AND PLAN REVIEW FEES JANUARY, 1, 1978

Permit Fees			Plan Review Fees			Permit Fees			Plan Review Fees		
Valuation			Fire & Life Safety Only 40%	Single Family Dwelling 50%	Fire & Life Safety & Structural 65%	Valuation			Fire & Life Safety Only 40%	Single Family Dwelling 50%	Fire & Life Safety & Structural 65%
1 - 500		5.00				44,001 - 45,000	172.00	68.80	86.00	111.80	
501 - 600		6.00				45,001 - 46,000	175.00	70.00	87.50	113.75	
601 - 700		7.00				46,001 - 47,000	178.00	71.20	89.00	115.70	
701 - 800		8.00				47,001 - 48,000	181.00	72.40	90.50	117.65	
801 - 900		9.00				48,001 - 49,000	184.04	73.60	92.00	119.60	
901 - 1,000		10.00				49,001 - 50,000	187.00	74.80	93.50	121.55	
1,001 - 1,100		11.00	4.40	5.50	7.15	50,001 - 51,000	189.00	75.60	94.50	122.85	
1,101 - 1,200		12.00	4.80	6.00	7.80	51,001 - 52,000	191.00	76.40	95.50	124.15	
1,201 - 1,300		13.00	5.20	6.50	8.45	52,001 - 53,000	193.00	77.20	96.50	125.45	
1,301 - 1,400		14.00	5.60	7.00	9.10	53,001 - 54,000	195.00	78.00	97.50	126.75	
1,401 - 1,500		15.00	6.00	7.50	9.75	54,001 - 55,000	197.00	78.80	98.50	128.05	
1,501 - 1,600		16.00	6.40	8.00	10.40	55,001 - 56,000	199.00	79.60	99.50	129.35	
1,601 - 1,700		17.00	6.80	8.50	11.05	56,001 - 57,000	201.00	80.40	100.50	130.65	
1,701 - 1,800		18.00	7.20	9.00	11.70	57,001 - 58,000	203.00	81.20	101.50	131.95	
1,801 - 1,900		19.00	7.60	9.50	12.35	58,001 - 59,000	205.00	82.00	102.50	133.25	
1,901 - 2,000		20.00	8.00	10.00	13.00	59,001 - 60,000	207.00	82.80	103.50	134.55	
2,001 - 3,000		24.00	9.60	12.00	15.60	60,001 - 61,000	209.00	83.60	104.50	135.85	
3,001 - 4,000		28.00	11.20	14.00	18.20	61,001 - 62,000	211.00	84.40	105.50	137.15	
4,001 - 5,000		32.00	12.80	16.00	20.80	62,001 - 63,000	213.00	85.20	106.50	138.45	
5,001 - 6,000		36.00	14.40	18.00	23.40	63,001 - 64,000	215.00	86.00	107.50	139.75	
6,001 - 7,000		40.00	16.00	20.00	26.00	64,001 - 65,000	217.00	86.80	108.50	141.05	
7,001 - 8,000		44.00	17.60	22.00	28.60	65,001 - 66,000	219.00	87.60	109.50	142.35	
8,001 - 9,000		48.00	19.20	24.00	31.20	66,001 - 67,000	221.00	88.40	110.50	143.65	
9,001 - 10,000		52.00	20.80	26.00	33.80	67,001 - 68,000	223.00	89.20	111.50	144.95	
10,001 - 11,000		56.00	22.40	28.00	36.40	68,001 - 69,000	225.00	90.00	112.50	146.25	
11,001 - 12,000		60.00	24.00	30.00	39.00	69,001 - 70,000	227.00	90.80	113.50	147.55	
12,001 - 13,000		64.00	25.60	32.00	41.60	70,001 - 71,000	229.00	91.60	114.50	148.85	
13,001 - 14,000		68.00	27.20	34.00	44.20	71,001 - 72,000	231.00	92.40	115.50	150.15	
14,001 - 15,000		72.00	28.80	36.00	46.80	72,001 - 73,000	233.00	93.20	116.50	151.45	
15,001 - 16,000		76.00	30.40	38.00	49.40	73,001 - 74,000	235.00	94.00	117.50	152.75	
16,001 - 17,000		80.00	32.00	40.00	52.00	74,001 - 75,000	237.00	94.80	118.50	154.05	
17,001 - 18,000		84.00	33.60	42.00	54.60	75,001 - 76,000	239.00	95.60	119.50	155.35	
18,001 - 19,000		88.00	35.20	44.00	57.20	76,001 - 77,000	241.00	96.40	120.50	156.65	
19,001 - 20,000		92.00	36.80	46.00	59.80	77,001 - 78,000	243.00	97.20	121.50	157.95	
20,001 - 21,000		96.00	38.40	48.00	62.40	78,001 - 79,000	245.00	98.00	122.50	159.25	
21,001 - 22,000		100.00	40.00	50.00	65.00	79,001 - 80,000	247.00	98.80	123.50	160.55	
22,001 - 23,000		104.00	41.60	52.00	67.60	80,001 - 81,000	249.00	99.60	124.50	161.85	
23,001 - 24,000		108.00	43.20	54.00	70.20	81,001 - 82,000	251.00	100.40	125.50	163.15	
24,001 - 25,000		112.00	44.80	56.00	72.80	82,001 - 83,000	253.00	101.20	126.50	164.45	
25,001 - 26,000		116.00	46.40	57.50	74.75	83,001 - 84,000	255.00	102.00	127.50	165.75	
26,001 - 27,000		118.00	47.20	59.00	76.70	84,001 - 85,000	257.00	102.80	128.50	167.05	
27,001 - 28,000		121.00	48.40	60.50	78.65	85,001 - 86,000	259.00	103.60	129.50	168.35	
28,001 - 29,000		124.00	49.60	62.00	80.60	86,001 - 87,000	261.00	104.40	130.50	169.65	
29,001 - 30,000		127.00	50.80	63.50	82.55	87,001 - 88,000	263.00	105.20	131.50	170.95	
30,001 - 31,000		130.00	52.00	65.00	84.50	88,001 - 89,000	265.00	106.00	132.50	172.25	
31,001 - 32,000		133.00	53.20	66.50	86.45	89,001 - 90,000	267.00	106.80	133.50	173.55	
32,001 - 33,000		136.00	54.40	68.00	88.40	90,001 - 91,000	269.00	107.60	134.50	174.85	
33,001 - 34,000		139.00	55.60	69.50	90.35	91,001 - 92,000	271.00	108.40	135.50	176.15	
34,001 - 35,000		142.00	56.80	71.00	92.30	92,001 - 93,000	273.00	109.20	136.50	177.45	
35,001 - 36,000		145.00	58.00	72.50	94.25	93,001 - 94,000	275.00	110.00	137.50	178.75	
36,001 - 37,000		148.00	59.20	74.00	96.20	94,001 - 95,000	277.00	110.80	138.50	180.05	
37,001 - 38,000		151.00	60.40	75.50	98.15	95,001 - 96,000	279.00	111.60	139.50	181.35	
38,001 - 39,000		154.00	61.60	77.00	100.10	96,001 - 97,000	281.00	112.40	140.50	182.65	
39,001 - 40,000		157.00	62.80	78.50	102.05	97,001 - 98,000	283.00	113.20	141.50	183.95	
40,001 - 41,000		160.00	64.00	80.00	104.00	98,001 - 99,000	285.00	114.00	142.50	185.25	
41,001 - 42,000		163.00	65.20	81.50	105.95	99,001 - 100,000	287.00	114.80	143.50	186.55	
42,001 - 43,000		166.00	66.40	83.00	107.90						
43,001 - 44,000		169.00	67.60	84.50	109.85						

PERMIT: \$100,001 to \$500,000	--\$287.00 for the first \$100,000, plus \$1.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.	50%	\$100,001 to \$500,000	--\$143.50 for the first \$100,000 plus \$0.75 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 and up	--\$887.00 for the first \$500,000 plus \$1.00 for each additional \$1,000 or fraction thereof.		\$500,001 and up	--\$443.50 for the first \$500,000 plus \$0.50 for each additional \$1,000 or fraction thereof.
40%: \$100,001 to \$500,000	--\$114.80 for the first \$100,000 plus \$0.60 for each additional \$1,000 or fraction thereof, to and including \$500,000.	65%	\$100,001 to \$500,000	--\$186.55 for the first \$100,000 plus \$0.98 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 and up	--\$354.80 for the first \$500,000 plus \$0.40 for each additional \$1,000 or fraction thereof.		\$500,001 and up	--\$378.55 for the first \$500,000 plus \$0.65 for each additional \$1,000 or fraction thereof.

State of Oregon
DEPARTMENT OF COMMERCE
Building Codes Division