

**A BILL FOR AN ORDINANCE )  
AMENDING CHAPTER 15.04 OF )  
THE LEBANON MUNICIPAL CODE )  
CONCERNING THE STRUCTURAL )  
CODE AND DECLARING AN )  
EMERGENCY )**

**Bill Number 2  
For 1998**

**Ordinance Number 2218**

**THE PEOPLE OF THE CITY OF LEBANON** do ordain as follows:

**Section 1.** Section 15.04.030 of the Lebanon Municipal Code is hereby amended to read as follows:

**Fees -- Construction work valuation**

The city adopts the 1994 fee schedule for all speciality codes as adopted by the state of Oregon Building Codes Division of the Department of Consumer Business Affairs. The valuation to be used in computing building permits under this code and plan review 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 or air conditioning, elevators, fire-extinguishing systems and any other permanent equipment as defined by Oregon Revised Statute 456.760. Whenever the value of such construction work is not determined by the applicant or deemed to be reasonable to the building official, then the building official shall establish a value for such construction work by use of the current "Building Valuation Data Sheet" as published by the state of Oregon Building Codes Division of the Department of Consumer and Business Affairs.

**Section 2.** There is hereby added to the Lebanon Municipal Code a new section, Section 15.04.035, which shall read as follows:

**Council of American Building Officials (CABO) Code adopted**

The city hereby adopts the "One and Two Family Dwelling Specialty Code", 1996 Edition, referred to as the CABO Code, in its entirety, including amendments heretofore adopted by the Director of the Oregon Department of Consumer and Business Affairs.

**Section 3.** Section 15.04.040 of the Lebanon Municipal Code is hereby amended to read as follows:

**Mechanical Code -- Adopted**

The state of Oregon Mechanical Specialty Code and Mechanical Fire Life Safety Code


is adopted as the mechanical code for the city. The foregoing is composed of the 1994 Edition of the Uniform Mechanical Code with its appendices, published by the International Conference of Building Officials in their entirety and amendments made by the director of Oregon Department of Consumer and Business Affairs and the State Fire Marshal. Fees shall be adopted by the City Council for the administration of this code by resolution.

**Section 4.** Inasmuch as the city is charged by the State of Oregon to enforce these provisions, this ordinance affects the peace and dignity of the citizens of the City of Lebanon, and the City Council does hereby declare that an emergency does exist and that this ordinance shall take effect immediately upon its passage.

PASSED by the City Council of the City of Lebanon by a vote of   5   for and   0   against this  25th  day of February, 1998.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Recorder

# EXHIBIT 1

## STATE OF OREGON BUILDING CODES DIVISION BUILDING VALUATION DATA

The valuation of building construction for building permit purposes shall be the total construction cost for all classes of work. The plan review and building permit fee will be based on valuation computed from the following average values which were compiled in April 1994. Permit fees for those permits issued for less than a completed structure will be based upon the percent of construction to be completed under the permit, as determined by the authority having jurisdiction.

The cost is intended to comply with the definition of "valuation" in Section 423 of the State of Oregon Structural Specialty Code and includes architectural, structural, electrical, plumbing, heating and ventilation devices and equipment. It also includes the contractors' profit which should not be omitted.

OCCUPANCY & TYPE	COST PER SQ. FT.	OCCUPANCY & TYPE	COST PER SQ. FT.	OCCUPANCY & TYPE	COST PER SQ. FT.	OCCUPANCY & TYPE	COST PER SQ. FT.									
<b>1. APARTMENT HOUSES:</b>																
★ TYPE I OR II FR	\$73.87	<b>8. FIRE STATIONS:</b>														
TYPE V-MASONRY (OR TYPE III)	\$59.59	TYPE I OR II FR	\$77.02	<b>15. MEDICAL OFFICES</b>												
TYPE V-WOOD FRAME	\$54.70	TYPE II-1 HOUR	\$50.22	★ TYPE I OR II FR	\$80.84	<b>22. SERVICE STATIONS:</b>										
TYPE I-BASEMENT GARAGE	\$25.56	TYPE II-N	\$47.73	TYPE II-1 HOUR	\$61.92	TYPE II-N	\$45.15									
<b>2. AUDITORIUMS:</b>																
TYPE I OR II FR	\$71.21	TYPE III-1 HOUR	\$55.36	TYPE II-N	\$59.10	TYPE III-1 HOUR	\$46.98									
TYPE II-1 HOUR	\$51.05	TYPE III-N	\$52.95	TYPE III-1 HOUR	\$65.24	TYPE V-1 HOUR	\$39.92									
TYPE II-N	\$48.80	TYPE V-1 HOUR	\$51.83	TYPE III-N	\$62.83	CANOPIES	\$18.76									
TYPE III-1 HOUR	\$53.62	TYPE V-N	\$49.14	TYPE V-1 HOUR	\$60.51	<b>23. STORES: ★★</b>										
TYPE III-N	\$51.21	<b>9. HOMES FOR THE ELDERLY</b>														
TYPE V-1 HOUR	\$50.96	TYPE I OR II FR	\$70.55	★ TYPE I OR II FR												
TYPE V-N	\$48.56	TYPE II-1 HOUR	\$56.77	TYPE II-1 HOUR												
<b>3. BANKS:</b>																
★ TYPE I OR II FR	\$100.76	TYPE II-N	\$54.12	TYPE II-N												
TYPE II-1 HOUR	\$73.21	TYPE III-1 HOUR	\$59.10	TYPE III-1 HOUR												
TYPE II-N	\$71.05	TYPE III-N	\$56.81	TYPE III-N												
TYPE III-1 HOUR	\$81.09	TYPE V-1 HOUR	\$56.94	TYPE V-1 HOUR												
TYPE III-N	\$78.27	TYPE V-N	\$54.53	TYPE V-N												
TYPE V-1 HOUR	\$72.96	<b>10. HOSPITALS:</b>														
TYPE V-N	\$70.55	★ TYPE I OR II FR	\$110.81	★ TYPE I OR II FR												
<b>4. BOWLING ALLEYS:</b>																
TYPE II-1 HOUR	\$34.11	TYPE III-1 HOUR	\$90.80	TYPE III-1 HOUR												
TYPE II-N	\$31.79	TYPE V-1 HOUR	\$85.91	TYPE V-1 HOUR												
TYPE III-1 HOUR	\$37.27	<b>11. HOTELS &amp; MOTELS</b>														
TYPE III-N	\$34.78	★ TYPE I OR II FR	\$68.23	★ TYPE I OR II FR												
TYPE V-1 HOUR	\$25.32	TYPE III-1 HOUR	\$56.93	TYPE III-1 HOUR												
<b>5. CHURCHES:</b>																
TYPE I OR II FR	\$67.40	TYPE III-N	\$56.11	TYPE III-N												
TYPE II-1 HOUR	\$49.97	TYPE V-1 HOUR	\$52.21	TYPE V-1 HOUR												
TYPE II-N	\$47.48	TYPE V-N	\$49.72	TYPE V-N												
TYPE III-1 HOUR	\$54.37	<b>12. INDUSTRIAL PLANTS</b>														
TYPE III-N	\$51.88	TYPE I OR II FR	\$39.68	TYPE I OR II FR												
TYPE V-1 HOUR	\$50.46	TYPE II-1 HOUR	\$26.84	TYPE II-1 HOUR												
TYPE V-N	\$48.14	TYPE II-(STOCK)	\$24.40	TYPE II-(STOCK)												
<b>6. CONVALESCENT HOSPITALS:</b>																
★ TYPE I OR II FR	\$94.45	TYPE III-1 HOUR	\$29.30	TYPE III-1 HOUR												
TYPE II-1 HOUR	\$64.08	TYPE III-N	\$27.22	TYPE III-N												
TYPE III-1 HOUR	\$66.48	TILT-UP	\$20.00	TILT-UP												
TYPE V-1 HOUR	\$62.33	TYPE V-1 HOUR	\$27.39	TYPE V-1 HOUR												
<b>7. DWELLINGS:</b>																
TYPE V-MASONRY	\$64.74	TYPE V-N	\$25.07	TYPE V-N												
TYPE V-WOOD FRAME	\$64.66	<b>13. JAILS:</b>														
BASEMENTS-		TYPE I OR II FR	\$107.90	TYPE I OR II FR												
SEMI-FINISHED	\$15.36	TYPE III-1 HOUR	\$97.03	TYPE III-1 HOUR												
UNFINISHED	\$11.87	TYPE V-1 HOUR	\$73.04	TYPE V-1 HOUR												
<b>14. LIBRARIES</b>																
★ TYPE I OR II FR								\$79.19	<b>19. PUBLIC GARAGES:</b>							
TYPE II-1 HOUR								\$57.19	★ TYPE I OR II FR							
TYPE II-N								\$54.37	TYPE I OR II FR-							
TYPE III-1 HOUR								\$60.34	OPEN PARKING							
TYPE III-N								\$57.44	TYPE II-N							
TYPE V-1 HOUR								\$56.81	TYPE III-1 HOUR							
TYPE V-N								\$54.12	TYPE III-N							
<b>16. OFFICES: ★★</b>								\$48.47	TYPE V-1 HOUR							
★ TYPE I OR II FR								\$72.38	TYPE V-N							
TYPE II-1 HOUR								\$47.97	TYPE I OR II FR							
TYPE II-N								\$45.82	TYPE II-1 HOUR							
TYPE III-1 HOUR								\$51.79	TYPE II-N							
TYPE III-N								\$49.47	TYPE III-1 HOUR							
TYPE V-1 HOUR								\$47.97	TYPE III-N							
TYPE V-N								\$45.57	TYPE V-1 HOUR							
<b>17. PRIVATE GARAGES:</b>								\$16.27	TYPE V-N							
WOOD FRAME								\$18.26	WOOD FRAME							
MASONRY								\$11.04	MASONRY							
OPEN CARPORTS								\$11.04	OPEN CARPORTS							
<b>18. PUBLIC BUILDINGS:</b>								\$84.16	<b>20. RESTAURANTS:</b>							
★ TYPE I OR II FR								\$67.15	TYPE III-1 HOUR							
TYPE II-1 HOUR								\$64.41	TYPE III-N							
TYPE II-N								\$69.55	TYPE V-1 HOUR							
TYPE III-1 HOUR								\$67.31	TYPE V-N							
TYPE III-N								\$63.66	TYPE III-1 HOUR							
TYPE V-1 HOUR								\$61.25	TYPE III-N							
TYPE V-N								\$22.16	TYPE V-1 HOUR							
<b>21. SCHOOLS:</b>								\$22.49	TYPE V-N							
★ TYPE I OR II FR								\$75.45	★ TYPE I OR II FR							
TYPE II-1 HOUR								\$50.80	TYPE II-1 HOUR							
TYPE II-N								\$54.53	TYPE II-N							
TYPE III-1 HOUR								\$51.71	TYPE III-1 HOUR							
TYPE III-N								\$50.80	TYPE III-N							
TYPE V-1 HOUR								\$48.47	TYPE V-1 HOUR							
TYPE V-N								\$48.47	TYPE V-N							
<b>25. WAREHOUSES: ★★</b>								\$33.53	<b>26. WOOD FRAME POLE BUILDINGS</b>							
TYPE I OR II FR								\$19.59	TYPE V-N, NO SLAB							
TYPE II OR V-1 HOUR								\$18.43	TYPE V-N, WITH SLAB							
TYPE II OR V-N								\$22.49	EQUIPMENT ADD-ONS							
TYPE III-1 HOUR								\$21.50	AIR CONDITIONING:							
TYPE III-N								\$21.50	COMMERCIAL							
<b>26. WOOD FRAME POLE BUILDINGS</b>								\$2.91	RESIDENTIAL							
TYPE V-N, NO SLAB								\$2.41	SPRINKLER SYSTEMS							
TYPE V-N, WITH SLAB								\$15.68	\$1.41							

<b>EXAMPLE</b> 4-Story Office Building Type II-1 Hour All floors 1,500 SF
First Three Floors at 3' x \$47.91 x 1,500 SF = \$215,595.00
Fourth Floor 1,005 x \$47.97 x 1,500 SF = \$72,314.78
<b>MINIMUM VALUATION</b> TOTAL: \$287,909.78

★ ADD 0.5% PER FLOOR FOR MORE THAN THREE STORIES

★★ DEDUCT 20% FOR SHELL ONLY BUILDINGS.

★★★ DEDUCT 11% FOR MINI-WAREHOUSES.