

"Making a difference through excellence of service"



CITY OF WARRENTON

WORK SESSION

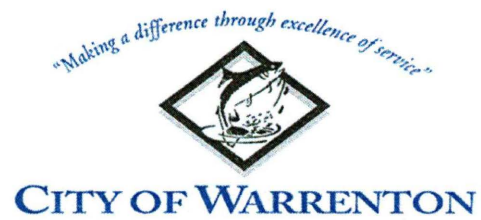
AGENDA

**City Commission of the City of Warrenton
Tuesday, January 8, 2019 – 5:15 P.M.**

**Warrenton City Commission Chambers
225 South Main Avenue
Warrenton, OR 97146**

- 1. Call to Order**
- 2. Roll Call**
- 3. Building Department Fees**
- 4. Adjourn**

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Dawne Shaw, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.



2019 PERMIT FEE INCREASE

WHY DO WE NEED TO INCREASE FEES?

The cost of our labor force is constantly rising.
Qualified, competent individuals with a passion for helping the public are in short supply



2- Rising cost of health care for employees and families



bergen.com

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3- Additional cost of Public Employee Retirement System



	16/17 to 18/19	18/19 to 19/20
TIER I/TIER II	20.93%	15.1%
OPSRP - GENERAL SVCS	18.70%	21.6%
OPSRP - POLICE & FIRE	18.17%	16.8%

4- Upcoming implementation associated with the E-Permitting system



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5- Funding for an additional Building Inspector- An estimated annual expense of \$123,222



Investigations of Building Code Violations are also part of Building Codes responsibility. In addition, substandard building maintenance is part of the Building Official's duties through the Municipal Code. An activity with typically no income generated, funded by General Funds and very time consuming, but the determinations must be made by qualified individuals.



6-Increased inspections from 2 days per week to 5 days per week equals **250% increase in service**



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7- Additional vehicle fuel and maintenance cost to provide 5 day service



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8-Continually increasing our existing staff's abilities for better customer service and recruiting new inspectors is a challenge



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COMPARISON OF FEES WITH OTHER JURISDICTIONS

Building Permit Fee Table:	Current	REVISED		Seaside	Eagle Point	Phoenix
Minimum Permit Fee	\$65.00	\$106.00	MATCHES CLATSOP CO		\$85.00	\$85.00
\$1 - \$2,000	\$51.75 - \$81.00	\$85.73 for the first \$500.00, plus \$3.32 for each additional \$100, or fraction thereof	MATCHES CLATSOP CO	\$157.08-\$205.70	\$85.00 for the first \$2,000, plus \$8.78 for each additional \$100, or fraction thereof up to \$25,000	\$85.00 for the first \$2,000, plus \$8.78 for each additional \$100, or fraction thereof up to \$25,000
\$2,001 - \$25,000	\$81.00 - \$260.40	\$138.57 for the first \$2,000, plus \$13.26 for each additional \$1,000, or fraction thereof	MATCHES CLATSOP CO	\$225.39-\$658.60	N/A	N/A
\$25,001 - \$50,000	\$260.40 - \$406.65	\$443.42 for the first \$25,000, plus \$9.95 for each additional \$1,000, or fraction thereof	MATCHES CLATSOP CO	\$658.24-\$1,012.79	\$286.94 for the first \$25,000 plus \$6.60 for each additional \$1,000, or fraction thereof	\$286.94 for the first \$25,000 plus \$6.60 for each additional \$1,000, or fraction thereof
\$50,001 - \$100,000	\$406.65 - \$601.65	\$691.58 for the first \$50,000, plus \$6.64 for each additional \$1,000, or fraction thereof	MATCHES CLATSOP CO	\$1,026.63-\$1509.52	\$451.94 for the first \$25,000 plus \$4.40 for each additional \$1,000, or fraction thereof	\$451.94 for the first \$25,000 plus \$4.40 for each additional \$1,000, or fraction thereof
\$100,001 and up	\$601.65+	\$1024.15 for the first \$100,000, plus \$5.53 for each additional \$1,000, or fraction thereof	MATCHES CLATSOP CO	\$1,520.31-\$8,900.47	\$671.94 for the first \$25,000 plus \$3.66 for each additional \$1,000, or fraction thereof	\$671.94 for the first \$25,000 plus \$3.66 for each additional \$1,000, or fraction thereof
Mechanical Fee Schedule for new and additions or alterations to one and two family dwellings:						
Appliance	Fee per appliance	REVISED				
Air Handling Unit	\$23.15	\$32.00	MATCHES SEASIDE	\$32.00	\$17.00	\$20.00
Air Conditioning Unit	\$32.50	\$44.00	MATCHES SEASIDE	\$44.00	\$9.00	\$20.00
Alteration of Existing HVAC System	\$23.15	\$32.00	MATCHES SEASIDE	\$32.00	\$9.00	\$20.00
Heat Pump	\$42.20	\$58.00	MATCHES SEASIDE	\$58.00	\$9.00	\$20.00
Install/Replace Furnace						
Up to 100,000 Btu's	\$32.30	\$44.00	MATCHES SEASIDE	\$44.00	\$9.00	\$20.00
Over 100,000 Btu's	\$37.95	\$52.00	MATCHES SEASIDE	\$52.00	\$9.00	\$20.00
Install/Replace/Relocate Heaters Suspended, Wall or Floor Mounted	\$32.30	\$44.00	MATCHES SEASIDE	\$44.00	\$9.00	\$20.00
Vent for appliance other than Furnace	\$23.15	\$32.00	MATCHES SEASIDE	\$32.00	\$7.00	\$20.00
Appliance Vent	\$23.15	\$32.00	MATCHES SEASIDE	\$32.00	\$9.00	\$20.00
Dryer Exhaust	\$23.15	\$22.00	MATCHES SEASIDE	\$22.00	\$5.00	\$20.00
Hood	\$23.15	\$32.00	MATCHES SEASIDE	\$32.00	\$9.00	\$20.00
Exhaust Fan Connected to a Single Duct	\$16.15	\$22.00	MATCHES SEASIDE	\$22.00	\$5.00	\$20.00
Gas Piping						
1 to 4 Outlets	\$13.10	\$18.00	MATCHES SEASIDE	\$18.00	\$7.00	\$15.00
Each Additional Outlet	\$2.80	\$4.00	MATCHES SEASIDE	\$4.00	\$1.00	\$0.00
Fireplace/Woodstove	\$23.15	\$32.00	MATCHES SEASIDE	\$32.00	\$10.00	\$20.00
Other	\$23.15	\$32.00	MATCHES SEASIDE	\$32.00	\$9.00	\$20.00
Minimum Fee	\$65.00	\$84.00	MATCHES SEASIDE	\$84.00	\$60.00 plus additional fees for fixtures	\$60.00
Mechanical Fee Schedule for new and additions or alterations to commercial, multi-family and industrial projects:						
Minimum Permit Fee	Current \$65.00	REVISED \$84.00	MATCHES CLATSOP CO	\$84.00	\$85.00	\$85.00
Plumbing Permit Fee Schedule: 1 & 2 Family Dwellings New Construction						
1 Bathroom (includes first 100' sanitary, storm and water service)	\$212.50	\$286.00	MATCHES SEASIDE	\$286.00	\$409.80	\$409.80
2 Bathroom (includes first 100' sanitary, storm and water service)	\$230.00	\$312.00	MATCHES SEASIDE	\$312.00	\$535.45	\$535.45
3 Bathroom (includes first 100' sanitary, storm and water service)	\$260.00	\$352.00	MATCHES SEASIDE	\$352.00	\$595.55	\$595.55
Each additional kitchen and/or bath (or 1/2 bath)	\$30.00	\$42.00	MATCHES SEASIDE	\$42.00	\$18.75	\$18.75
Each additional 100 feet water or sewer or fraction thereof	\$26.25	\$36.00	MATCHES SEASIDE	\$36.00	\$48.30	\$48.30
Additions, Alterations and Remodels						
Minimum Fee	\$65.00	\$84.00	MATCHES SEASIDE	\$84.00	\$70.00	\$71.00
Plumbing Fixture (per)	\$16.50	\$22.00	MATCHES SEASIDE	\$22.00	\$18.75	\$18.75
Water Service (first 100 feet)	\$47.00	\$65.00	MATCHES SEASIDE	\$65.00	\$81.95	\$81.95
Sanitary Sewer (first 100 feet)	\$47.60	\$65.00	MATCHES SEASIDE	\$65.00	\$81.95	\$81.95
Storm Sewer (first 100 feet)	\$47.60	\$65.00	MATCHES SEASIDE	\$65.00	\$81.95	\$81.95
Each Additional 100 feet of fraction thereof	\$26.25	\$36.00	MATCHES SEASIDE	\$36.00	\$18.75	\$18.75

A COST COMPARISON FOR A TYPICAL \$235,000 SINGLE FAMILY RESIDENCE
2290 square feet

1850 square ft. residence
400 square ft. garage
40 square ft. covered porch

OLD FEES	
BUILDING PERMIT FEE	\$1149.20
STATE 12% SURCHARGE	<u>\$137.90</u>
TOTAL BUILDING PERMIT	\$2,034.08

NEW FEES	
BUILDING PERMIT FEE	\$1379.40
STATE 12% SURCHARGE	<u>\$165.48</u>
TOTAL BUILDING PERMIT	\$2440.90

\$406.82 or a 16% increase

PLUMBING

Same residence 2 Bathroom

includes first 100' sanitary, storm and water service

CURRENT FEE : \$230.00

NEW FEE: \$312.00

\$82.00 OR A 26% INCREASE

MECHANICAL

heating and ventilation

Same residence with:

Gas Fireplace and gas appliances

CURRENT FEE : \$231.40

NEW FEE: \$308.00

\$76.60 OR A 24% INCREASE

$\$406.82 + \$82.00 + \$76.60 = \565.42 increase in fees

A total of 0.26% increase in the cost of the residence

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.