



Resolution No. 2002-007

**A RESOLUTION APPROVING A CHANGE TO THE FEE SCHEDULE TABLE
(Section 7) FOR PURPOSES OF CALCULATING BUILDING PERMIT FEES**

WHEREAS, the passage of state legislation SB 512 requires that all municipalities in the Tri-County area (Multnomah, Washington, Clackamas) use a consistent methodology for calculating building permit fees, as per Attachment A; and,

WHEREAS, the fee schedule Section 7 needs to be updated to implement OAR 918-050-0100, 0110, 0120 and 0130, 0140 and 0150; and,

WHEREAS, the Council is proposing this change to comply with state law; and,

WHEREAS, there is no net gain in permit fee revenue inherent in this proposal;

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

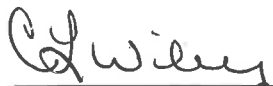
Section 1

The Fee Schedule, Section 7 'Building Department', last amended as Resolution 2001-923 is hereby revised as noted in Attachment B.

Duly passed by the City Council and effective this 9th day of April, 2002.


Keith S. Mays, Council President

ATTEST:


C.L. Wiley, Recorder

**State of Oregon
Building Codes Division
Tri-County Administration
Division 50**

Uniform Fee Methodology

OAR 918-050-0100

Fee Methodology for One- and Two-Family Dwelling Permits

All municipalities in the Tri-County area shall use the following methodologies consistent with the terminology of the state building code to calculate permit fees for one- and two-family dwelling construction.

(1) Plumbing permit fees for new construction include one kitchen and are based on the number of bathrooms, from one to three, on a graduated scale. An additional set fee shall be assessed for each additional bath or kitchen.

(a) An additional fee shall not be charged for the first 100 feet of water and sewer lines, hose bibbs, icemakers, underfloor low-point drains and rain drain packages that include the piping, gutters, downspouts and perimeter system.

(b) Fee does not include:

(A) Any storm water retention/detention facility;

(B) Irrigation and fire suppression systems; or

(C) Additional water, sewer and service piping or private storm drainage systems exceeding the first 100 feet.

(c) Additions, alterations and repairs shall be calculated based on the number of fixtures, appurtenances and piping with a set minimum fee.

(2) All mechanical permit fees shall be calculated per appliance and related equipment with a set minimum fee.

(3) Structural permit fees for new construction and additions shall be calculated using the most current ICBO Building Valuation Data Table, for "good construction" and without the Oregon modifier, multiplied by the square footage of the dwelling to determine the valuation. The valuation shall then be applied to the jurisdiction's fee schedule to determine the permit fee. The plan review fee shall be based on a predetermined percentage of the permit fee as set by the local jurisdiction.

ATTACHMENT

A

(a) The square footage of a dwelling or addition shall be determined from outside exterior wall to outside exterior wall for each level. The square footage of garages, carports, covered porches or patios and decks shall be calculated separately at the corresponding values from the most current ICBO Building Valuation Data Table.

(b) Permit fees for remodels and alterations shall be calculated using the valuation determined by the fair market value as determined by the building official, and applied to the jurisdiction's fee table.

(4) Additional local administrative fees or other local fees shall not be added to the cost of the building permit, except those administrative fees adopted by a municipality for plan reviews performed by licensed plan reviewers accepted pursuant to ORS 455.465.

Stat. Auth.: ORS 705.710 & ORS 705.715

Stats. Implemented: ORS 705.710 & ORS 705.715

Hist.: BCD 9-2000, f. 6-15-00, cert. ef. 10-1-00

OAR 918-050-0110

Fee Methodology for Commercial Permits

All municipalities in the Tri-County area shall use the following methodologies consistent with the terminology of the state building code to calculate permit fees for commercial structures.

(1) Plumbing permit fees shall be calculated based on the number of fixtures and footage of piping with a set minimum fee. The plan review fee shall be calculated separately based on a predetermined percent of the permit fee as set by the local jurisdiction.

(2) Mechanical permit fees shall be determined based on the value of the mechanical equipment and installation costs and applied to the jurisdiction's fee schedule with a set minimum fee. The plan review fee shall be based on a predetermined percentage of the permit fee as set by the local jurisdiction.

(3) Structural permit fees shall be calculated using the most current ICBO Building Valuation Data Table, using the occupancy and construction type as determined by the building official with no Oregon modifier, multiplied by the square footage of the structure to determine the valuation, or value as stated by the applicant, whichever is greater, to determine the valuation. The valuation shall then be applied to the jurisdiction's fee schedule to determine the permit fee, with a set minimum fee. When the construction or occupancy type does not fit the ICBO Building Valuation Data Table, the valuation shall be determined by the building official with input from the applicant. The plan review fee shall be based on a predetermined percentage of the permit fee as set by the local jurisdiction.

(4) Additional local administrative fees or other local fees shall not be added to the cost of the building permit.

Stat. Auth.: ORS 705.710 & ORS 705.715

Stats. Implemented: ORS 705.710 & ORS 705.715

Hist.: BCD 9-2000, f. 6-15-00, cert. ef. 10-1-00

OAR 918-050-0120

Electrical Permit Fees

Electrical Permit fees in the Tri-County area shall be calculated based on the categories, procedures and requirements established in OAR 918-309-0020 to 918-309-0070. Additional local administrative fees or other local fees shall not be added to the cost of the building permit.

Stat. Auth.: ORS 705.710 & ORS 705.715

Stats. Implemented: ORS 705.710 & ORS 705.715

Hist.: BCD 9-2000, f. 6-15-00, cert. ef. 10-1-00

OAR 918-050-0130

Manufactured Home Siting Permits

- (1) All jurisdictions in the Tri-County area shall charge a single fee for the installation and set-up of manufactured homes. This single fee shall include the concrete slab, runners or foundations when they comply with the prescriptive requirements of the **Oregon Manufactured Dwelling Standard**, electrical feeder and plumbing connections and all cross-over connections. Additional local administrative fees or other local fees shall not be added to the cost of the building permit, except those administrative fees adopted by a municipality for plan reviews performed by licensed plan reviewers accepted pursuant to ORS 455.465.
- (2) Decks, other accessory structures and foundations that do not comply with the prescriptive requirements of the **Oregon Manufactured Dwelling Standard**, utility connections beyond 30 lineal feet, new electrical services or additional branch circuits, new plumbing and other such items that fall under the building code may require separate permits.
- (3) When the jurisdiction has reason to believe that the existing electrical service to a manufactured dwelling may be unsafe or inadequate, the jurisdiction may require a separate permit to inspect the electrical service.

[Publications: The publication(s) referenced in this rule is available from the agency.]

Stat. Auth.: ORS 705.710 & ORS 705.715

Stats. Implemented: ORS 705.710 & ORS 705.715

Hist.: BCD 9-2000, f. 6-15-00, cert. ef. 10-1-00; BCD 26-2000(Temp), f. 10-4-00, cert. ef. 1-1-01 thru 6-29-01; BCD 31-2000, f. 12-27-00, cert. ef. 1-1-01

OAR 918-050-0140

One- and Two-Family Fire Suppression Systems

Stand-alone and multi-purpose fire suppression system fees shall each be calculated as separate flat fees based on the square footage of the structure with graduated rates for dwellings with 0 to 2000 square feet, 2001 to 3600 square feet, 3601 to 7200 square feet and 7201 square feet and greater. The permit fee shall be sufficient to cover the costs of inspection and plan review.

Stat. Auth.: ORS 705.710 & ORS 705.715

Stats. Implemented: ORS 705.710 & ORS 705.715

Hist.: BCD 19-2001, f. 12-21-01, cert. ef. 4-1-02

OAR 918-050-0150

Medical Gas

Plumbing permit fees for medical gas shall be determined based on the value of installation costs and the system equipment, including but not limited to, inlets, outlets, fixtures and appliances and applied to the jurisdictions fee schedule with a set minimum fee. The plan review fee shall be based on a predetermined percentage of the permit fee as set by the local jurisdiction.

Stat. Auth.: ORS 705.710 & ORS 705.715

Stats. Implemented: ORS 705.710 & ORS 705.715

Hist.: BCD 19-2001, f. 12-21-01, cert. ef. 4-1-02

ATTACHMENT B

SECTION 7 - BUILDING DEPARTMENT RATES AND CHARGES

Building Permits		Issued and inspected by the City of Sherwood
Building Permit Fees:		
Other fees may apply, see the State of Oregon Structural Specialty Code, as adopted. Values are determined by the Building Official and/or are based on the most current Building Valuation Data, without state-specific modifiers, as published by the International Conference of Building Officials and in compliance with OAR 918-050-0100 - 918-050-0110.		
Total Valuation	Fee	Description
\$1.00 to \$500.00	\$ 10.00	Minimum fee.
\$501.00 to \$2,000.00		\$10 for the first \$500 plus \$1.50 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001.00 to \$25,000.00		\$32.50 for the first \$2,000 plus \$6 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001.00 to \$50,000.00		\$170.50 for the first \$25,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001.00 to \$100,000.00		\$283 for the first \$50,000 plus \$3 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001.00 and up		\$433 for the first \$100,000 plus \$2.50 for each additional \$1,000 or fraction thereof over \$100,000.
Building Plan Review Fee		65% of Building Permit Fee.
Fire and Life Safety Plan Review Fee (<i>applicable to structures over 4,000 square feet</i>)		40% of Building Permit Fee.
State Surcharge		8% of Building Permit Fee (or current state rate**)
Re-inspection Fees (minimum charge one hour)	\$ 40.00	Per hour or fraction thereof plus seven percent state surcharge (or current state rate**).
Inspections outside normal business hours (minimum charge two hours)	\$ 52.00	Per hour or fraction thereof plus seven percent state surcharge (or current state rate**).
Inspection for which no fee is specifically indicated (Minimum charge of one-half hour)	\$ 34.67	Per half hour or fraction thereof plus seven percent state surcharge (or current state rate**).
Additional plan review required by changes, additions or revisions to approved plans (Minimum charge of one-half hour)	\$ 34.67	Per half hour or fraction thereof.
Re-stamp of lost, stolen or damaged plans	\$ 40.00	Per plan set.

Manufactured Dwelling Installation Permit	Issued and inspected by the City of Sherwood	
Manufactured home set-up and installation fee <i>(exclusive of electrical services)</i>	\$ 312.20	Includes prescriptive foundation system, plumbing and cross-over connections, 30 lineal feet of sanitary sewer, storm and water lines, 8% state surcharge and the \$30 state cabana fee (<i>unless state rates are modified</i>).

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Plumbing Permits		Issued and inspected by the City of Sherwood
New One-and-Two Family Dwelling Plumbing Permit Fees		Includes one kitchen, 100 feet of sanitary sewer, storm and water lines, standard plumbing fixtures and appurtenances, and are based on the number of bathrooms, from one to three, on a graduated scale.
<u>New One-and-Two Family Dwelling Construction</u>		
One bathroom	\$ 236.00	
Two bathrooms	\$ 296.00	
Three bathrooms	\$ 356.00	
Additional kitchen or bathroom	\$ 156.00	Each.
Additional fixture or item	\$ 15.00	Each.
Additional 100 feet of each utility line	\$ 22.00	Each.
One-and-Two Family and Manufactured Dwelling Plumbing Permit Fees for Additions, Alterations and Repairs		Based on the number of fixtures, appurtenances and piping with a set minimum fee.
Minimum fee	\$ 60.00	
New and/or additional fixture or item	\$ 15.00	Each.
Alteration of fixture or item	\$ 15.00	Each.
Manufactured Dwelling utility connection	\$ 28.00	Each (<i>Charged only when connections are not concurrent with new set-up and installation</i>).
<u>Waterlines:</u>		
For first 100 feet or fraction thereof	\$ 40.00	
For each additional 100 feet or fraction thereof	\$ 22.00	Each.
<u>Sanitary Sewer lines:</u>		
For first 100 feet or fraction thereof	\$ 40.00	
For each additional 100 feet or fraction thereof	\$ 22.00	Each.
<u>Storm Sewer/Footing lines:</u>		
For first 100 feet or fraction thereof	\$ 40.00	
For each additional 100 feet or fraction thereof	\$ 22.00	Each.
Commercial Plumbing Permit Fees*		Based on the number of fixtures, appurtenances and piping with a set minimum fee.
Minimum fee	\$ 60.00	
New and/or additional fixture or item	\$ 15.00	Each.
Alteration of fixture or item	\$ 15.00	Each.
<u>Waterlines:</u>		
For first 100 feet or fraction thereof	\$ 40.00	
For additional 100 feet or fraction thereof	\$ 22.00	Each.
<u>Sewer Service Lines:</u>		
First 100 feet or fraction thereof	\$ 40.00	
For additional 100 feet or fraction thereof	\$ 22.00	Each.

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Storm Sewer/Footing lines:		
For first 100 feet or fraction thereof	\$ 40.00	
For each additional 100 feet or fraction thereof	\$ 22.00	Each.
Commercial Plumbing Plan Review*		25% of Plumbing Permit Fee.
State Surcharge		8% of Plumbing Permit Fee (or current state rate**).
Re-inspection Fees (minimum charge one hour)	\$ 40.00	Per hour or fraction thereof plus seven percent state surcharge (or current state rate**).
Inspections outside normal business hours (minimum charge two hours)	\$ 52.00	Per hour or fraction thereof plus seven percent state surcharge (or current state rate**).
Inspection for which no fee is specifically indicated (Minimum charge of one-half hour)	\$ 34.67	Per half hour or fraction thereof plus seven percent state surcharge (or current state rate**).
Additional plan review required by changes, additions or revisions to approved plans (Minimum charge of one-half hour)	\$ 34.67	Per half hour or fraction thereof.
Re-stamp of lost, stolen or damaged plans	\$ 40.00	Per plan set.

Grading and Erosion Control		Issued by the City of Sherwood through the Engineering Department. Grading inspected by the Engineering Department of Sherwood and erosion control inspected by Cleanwater Services. Please note that a copy of all compaction and/or soils reports must be submitted to the Building Department.
Grading and Erosion Control Permit Fees: <i>(See Engineering Department Rates and Fees)</i>		<i>Activities which require a grading and/or erosion control permit and are not included in a building permit.</i>
Erosion Control Inspection Fee:		<i>Activities which require an erosion control permit and are considered a necessary part of a building permit.</i>
Total Valuation	Fee	Description
\$0 to \$2,000.00	\$ 5.00	
\$2,000.01 to \$25,000.00	\$ 15.00	
\$25,000.01 to \$50,000.00	\$ 26.00	
\$50,000.01 to \$100,000.00	\$ 40.00	
\$100,000.01 and up	\$ 40.00	Plus \$24.00 per every \$100,000 or fraction thereof over \$100,000.
<i>Reinspections, inspections outside normal business hours, inspections for which no fee is specifically indicated and special inspections.</i>		<i>See Cleanwater Services Rates and Charges under Resolution and Order Number 01-34 (or most current CWS R&O).</i>

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Mechanical Permits		Issued and inspected by the City of Sherwood.
One-and-Two Family and Manufactured Dwelling Mechanical Permit Fees for New Construction, Additions, Alterations and Repairs		Based on the number of appliances and related equipment with a set minimum fee.
Minimum Fee	\$ 13.00	Mechanical permit issuance.
Air handling unit ≤ 10,000 CFMs	\$ 5.85	Includes ductwork.
Air handling unit > 10,000 CFMs	\$ 9.75	Includes ductwork.
Air conditioning unit	\$ 7.80	Includes ductwork. Site plan required.
<u>Boilers/Compressors:</u>		
≤ 100,000 BTUs or 3 HP	\$ 7.80	
> 100,000 (3 HP) - ≤ 500,000 BTUs (15 HP)	\$ 14.30	
> 500,000 (15 HP) - ≤ 1,000,000 BTUs (30 HP)	\$ 19.50	
> 1,000,000 BTUs (30 HP) - ≤ 1,750,000 BTUs (50 HP)	\$ 29.25	
> 1,750,000 BTUs or 50 HP	\$ 48.75	Each includes ductwork.
Fire/smoke dampers/duct smoke detectors	\$ 5.85	
Heat pump	\$ 7.80	Includes ductwork. Site plan required.
<u>Install/replace furnace/burner:</u>		
Air handling unit ≤ 100,000 BTUs	\$ 7.80	Includes ductwork and vents.
Air handling unit ≥ 100,000 BTUs	\$ 14.30	Includes ductwork and vents.
Install/replace/relocate heaters--suspended, wall or floor mounted	\$ 7.80	Includes ductwork and vent.
Vent for appliance other than furnace	\$ 3.90	Includes ductwork.
<u>Refrigeration units:</u>		
≤ 100,000 BTUs or 3 HP	\$ 7.80	Includes installation of controls.
> 100,000 (3 HP) - ≤ 500,000 BTUs (15 HP)	\$ 9.75	Includes installation of controls.
> 500,000 (15 HP) - ≤ 1,000,000 BTUs (30 HP)	\$ 29.00	Includes installation of controls.
> 1,000,000 BTUs (30 HP) - ≤ 1,750,000 BTUs (50 HP)	\$ 38.00	Includes installation of controls.
> 1,750,000 BTUs or 50 HP	\$ 48.75	Includes installation of controls.
Appliance vent	\$ 3.90	Includes ductwork.
Dryer exhaust	\$ 3.90	Includes ductwork.
Exhaust fan with single duct	\$ 3.90	Includes ductwork.
Hoods	\$ 5.85	Includes ductwork.
Exhaust system apart from heating or air conditioning	\$ 5.85	Includes ductwork.
Fuel piping and distribution (up to four outlets)	\$ 2.60	
Fuel piping and distribution (over four outlets)	\$ 0.65	Per outlet.

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Insert, decorative fireplace or wood/pellet stoves	\$ 7.80	Includes vent.
Gas fired water heater	\$ 7.80	Includes ductwork and vent.
Install/relocate domestic type incinerator	\$ 9.75	
Install/relocate commercial type incinerator	\$ 39.00	
Other:	\$	See most current International One-and-Two Family Dwelling Code, as adopted.
Commercial Mechanical Permit Fees*		Based on the total value of mechanical materials, equipment, installation, overhead and profit as applied to the following fee matrix:
Total Valuation	Fee	Description
\$0 to \$500.00	\$ 21.25	Minimum fee.
\$500.01 to \$5,000.00		\$21.25 for the first \$500 plus \$.75 for each additional \$100.00, or fraction thereof, up to and including \$5,000.
\$5,000.01 to \$10,000.00		\$55.00 for the first \$5,000 plus \$1.15 for each additional \$100.00, or fraction thereof, up to and including \$10,000.
\$10,000.01 to \$100,000.00		\$112.50 for the first \$10,000 plus \$2.80 for each additional \$1,000 or fraction thereof, up to and including \$100,000.
\$100,000.01 and up		\$364.50 for the first \$100,000 plus \$1.40 for each additional \$1,000 or fraction thereof over \$100,000.
Commercial Mechanical Plan Review Fee*		25% of Mechanical Permit Fee.
State Surcharge		8% of Mechanical Permit Fee (or current state rate**).
Re-inspection Fees (minimum charge one hour)	\$ 40.00	Per hour or fraction thereof plus seven percent state surcharge (or current state rate**).
Inspections outside normal business hours (minimum charge two hours)	\$ 52.00	Per hour or fraction thereof plus seven percent state surcharge (or current state rate**).
Inspection for which no fee is specifically indicated (Minimum charge of one-half hour)	\$ 34.67	Per half hour or fraction thereof plus seven percent state surcharge (or current state rate**).
Additional plan review required by changes, additions or revisions to approved plans (Minimum charge of one-half hour)	\$ 34.67	Per half hour or fraction thereof.
Re-stamp of lost, stolen or damaged plans	\$ 40.00	Per plan set.

Electrical Permits		Issued and inspected by Washington County.
Electrical Permit Fees		Based on categories, procedures and requirements established in OAR 918-309-0020 to 918-309-0070. Contact: Washington County Building Division at (503) 846-3470.

*Includes Commercial, Industrial and Multi-Family

**Oregon State Surcharge is 7% plus 1% for Tri-County Administration (not all fees include the extra 1%).