

ORDINANCE NO. 2000-1099

AN ORDINANCE AMENDING TITLE 15 (Buildings and Construction), ARTICLE III, CHAPTER 15.04.190 OF THE SHERWOOD MUNICIPAL CODE, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Title 15, Article III, Chapter 15.04.190 of the Sherwood Municipal Code, as amended during 1998 codification; Ord. 98-1057 § 1 (part); Ord. 97-1028 § 9.303) shall be further amended to incorporate recent changes in state legislation; and,

WHEREAS, Enrolled Senate Bill 512 mandates new requirements for Building Departments in the Metropolitan Tri-County area, by requiring that all jurisdictions within the Tri-County area use the same methodology for calculation of building permit fees, and language consistent with the state building code; and,

WHEREAS, as required by ESB 512, the City of Sherwood will collect an additional one percent (1%) surcharge on building permit fees; this surcharge will be collected at building permit issuance, and remitted to the Tri-County Building Service Board for the purpose of partially defraying their administrative and operational costs; and,

WHEREAS, adopted amendments to Oregon Administrative Rules 918-050-0100 through 130 contain the Tri-County fee methodology for one and two family dwelling permits, commercial permits, and manufactured home siting permits;

NOW, THEREFORE, THE CITY OF SHERWOOD DOES ORDAIN AS FOLLOWS:

Section 1. The fee calculations for the Tri-County area mandated by ESB 512 and adopted by OAR 918-050-0100, as denoted on Exhibit A to this Ordinance are hereby adopted, and Title 15, Article III (City Code Section 15.04.190) is hereby amended to conform to the fee calculation methodology specified on said Exhibit A. Section 15.04.190 shall read:

Article III. Fees

15.04.190 Fee policy.

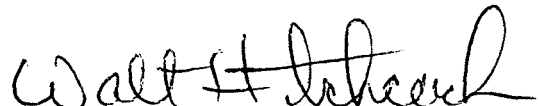
Fees charged under this code shall be as provided by resolution of the city council, based upon the fee calculation methodology adopted by the Tri-County Building Services Board. (Amended by Ord. 2000-1098).

The building official may authorize the refunding of fees paid in accordance with the refund policy in effect in the jurisdiction.

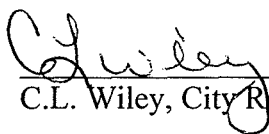
The determination of value or valuation under any provisions of this code shall be made by the building official. The value to be used in computing the building permit and plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. (Amended during 1998 codification; Ord. 98-1057 § 1 (part); Ord. 97-1028 § 9.303)

Section 2. Effective Date. This ordinance shall become effective the 1st day of October after its enactment by the City Council and approval by the Mayor.

Duly passed by the City Council this 26th day of September, 2000.


 Walt Hitchcock, Mayor

ATTEST:


 C.L. Wiley, City Recorder

	<u>AYE</u>	<u>NAY</u>
Cottle	_____	<u>X</u>
Fox	<u>X</u>	_____
Hitchcock	_____	<u>X</u>
Krause	<u>X</u>	_____
Whiteman	<u>X</u>	_____

Attached: Exhibit A (Oregon Administrative Rule 918-050-0100)

(To be effective on October 1, 2000)

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.

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September 26, 2000
Exhibit A (4 pages)

(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 and 705.715

Stats. Implemented: ORS 705.710 and 705.715

Hist.: New

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 and 705.715

Stats. Implemented: ORS 705.710 and 705.715

Hist.: New

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 and 705.715

Stats. Implemented: ORS 705.710 and 705.715

Hist.: New

918-050-0130

Manufactured Home Siting Permits

All jurisdictions in the Tri-County area shall charge a fee for the installation and set-up of manufactured homes. 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 455.564. Separate permits and fees may be required for:

- (1) Electrical and plumbing connections;
- (2) Concrete slab, runners or foundations; or
- (3) Decks or other accessory structures.

Stat. Auth.: ORS 705.710 and 705.715

Stats. Implemented: ORS 705.710 and 705.715

Hist.: New

Manufactured Home Siting Permits/Temporary rule language to be adopted by October 1,

2000

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.

Decks, other accessory structures, and foundations that do not comply with the prescriptive requirements of the Manufactured Dwelling Standard, utility connections beyond 30 feet, new electrical services or additional branch circuits, new plumbing and other such items that fall under the Oregon Building Code shall require separate permits.

When the jurisdiction has reason to believe that the existing service to a manufactured dwelling may be unsafe or inadequate, the jurisdiction may require a separate permit to inspect the service.