



Oregon

Kate Brown, Governor

Department of Consumer and Business Services

Building Codes Division

1535 Edgewater Street NW

P.O. Box 14470

Salem, OR 97309-0404

503-378-4133

Fax: 503-378-2322

bcd.oregon.gov

November 13, 2015

To: INTERESTED PARTIES

**From: BRETT SALMON, MANAGER
POLICY AND TECHNICAL SERVICES**

Subject: LEBANON FEE ADOPTION

The State Building Codes Division (division) has received the enclosed notice of intent to adopt building inspection program fees from the above listed municipality. Pursuant to Oregon Administrative Rule 918-020-0220, municipalities seeking to adopt fees are required to provide the following summary information 45 days prior to the proposed adoptive date.

- (A) The affected specialty code or program areas;
- (B) A description of the proposed building inspection program fees including the approximate percentage change when applicable;
- (C) The proposed effective date;
- (D) The date of the last fee increase in the specialty code or program area if applicable;
- (E) The anticipated date, time and location of the local municipal hearing scheduled pursuant to Oregon Revised Statute (ORS) 294.160;
- (F) The name, phone number, and title of a contact person; and
- (G) A narrative explaining the purpose of the proposed fee adoption.

The division is required to notify interested parties after receiving a notice of intent to adopt building inspection program fees from a municipality. Enclosed is the information the municipality provided to the division pursuant to the above administrative rule requirements.

If you have concerns about this proposed fee change, you may contact the municipality directly by contacting Shawn T. Eaton, Building Official, seaton@ci.lebanon.or.us, 541-258-4258, or attend the local municipal hearing on Wednesday, December 9, 2015 at 6:00 p.m. in the Santiam Travel Station, 750 S 3rd St, Lebanon, OR 97355. If you still have unresolved concerns, you may appeal this fee adoption (pursuant to ORS 455.210(3) and 479.845) by sending a written request to the division within 60 days of the municipality's letter of notice to the division.

cc: LEBANON



November 10, 2015

Tyler Larson
Policy and Technical Services
Oregon Building Codes Division
PO Box 14470
1535 Edgewater Street, NW
Salem, Oregon 97309

Re: Notice of Proposed Increase of Building Permit Fees

Mr. Larson,

This letter serves as notification that the City of Lebanon is proposing to amend the fees for structural, plumbing, mechanical and manufactured home placement permits. A draft resolution and revised fee schedule is attached. The resolution will be presented to the City Council for adoption on December 9, 2015.

The City of Lebanon last updated fees associated with the Administration and Enforcement of the Building Code Program in April 2002, with amendments to in 2008 to meet the requirements of OAR 918-050-0100.

A fee comparison study conducted between several Willamette Valley jurisdictions verified the City of Lebanon fees were consistently lower. The City of Lebanon has kept fees low through difficult economic times by relying on depleted reserve funds. With these proposed increases, the City of Lebanon's Building Division fees will remain among the lowest in the valley and enable us to maintain current service levels.

If you have any questions in the above regard please do not hesitate to contact me by phone at 541-258-4258 or e-mail at seaton@ci.lebanon.or.us.

Sincerely

Shawn T. Eaton, CBO

Shawn T. Eaton, CBO
Building Official
City of Lebanon

Cc: Gary Marks, City Manager
Walt Wendolowski, Community Development Manager
Tammy Dickey, Development Services Technician

BUILDING SERVICES



EXHIBIT A

BUILDING DIVISION FEES

ITEMS IN RED INDICATE THE PROPOSED CHANGES TO THE CURRENT FEE SCHEDULE

Type of Fee Fee

PLAN REVIEW

Additional Plan Review (required by changes, additions or revisions)	\$90 per hour (minimum ½ hour)
Architect/Engineer Certified Plan Review Submittal Fee	\$100 per submittal
Deferred Submittal	\$100 minimum or 65% of building permit fee (whichever is greater)
Fire Life Safety Review (as required by ORS 479.155)	40% of building permit fee
Mechanical	25% of mechanical permit fee
Phased Project	\$100 each phase, plus 10% of building permit fee
Plumbing (required for complex structures as defined by OAR 918.780)	25% of plumbing permit fee
State Master Plan Review Submittal Fee	\$100 per submittal
Structural	65% of building permit fee

INSPECTIONS

Inspections outside of normal business hours	\$90 per hour (minimum 2 hour)
Inspections for which no fee is specifically indicated	\$90 per inspection

OTHER FEES

Appeal Fee	\$75
Manufactured Home Placement Permit	\$305
Solar Installation (prescriptive)	\$200

VALUATION DATA TABLE

FOR COMMERCIAL MECHANICAL, MEDICAL GAS, COMMERCIAL STRUCTURAL & RESIDENTIAL STRUCTURAL

\$1 to \$500	\$50
\$501 to \$2,000	\$50 for the first \$500, plus \$2 for each additional \$100 or fraction thereof to and including \$2,000
\$2,001 to \$25,000	\$80 for the first \$2,000, plus \$8 for each additional \$1,000 or fraction thereof to and including \$25,000
\$25,001 to \$50,000	\$264 for the first \$25,000, plus \$6 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001 to \$100,000	\$414 for the first \$50,000, plus \$4 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 and up	\$664 for the first \$100,000, plus \$3.50 for each additional \$1,000 or fraction thereof

RESIDENTIAL FIRE SPRINKLERS

	0 to 2,000 square feet	\$100.00
	2,001 to 3,600 square feet	\$200.00
	3,601 to 7,200 square feet	\$300.00
	7,201 square feet and greater	\$400.00

PLUMBING

	Minimum Plumbing Fee (commercial and residential)	\$50
SITE UTILITIES – Water, Sanitary Sewer and Storm Drain Lines (commercial & residential)		
	First 100' or fraction thereof	\$60
	Each Additional 100' or fraction thereof	\$35
RESIDENTIAL - Includes the first 100' of water & sewer service, complete storm drain system and 40 fixtures		
	One & Two Family – 1 bath and 1 kitchen	\$300
	One & Two Family – 2 bath and 1 kitchen	\$375
	One & Two Family – 3 bath and 1 kitchen	\$450
	Each additional bath and / or kitchen	\$70.00
MEDICAL GAS PIPING		
	Fees based on valuation of equipment and installation	Valuation Data Table
MISCELLANEOUS PLUMBING FEES		
	Individual Fixtures (commercial and residential)	\$20 each
	Alternate Potable Water Heating System	\$20

MECHANICAL

	Minimum Mechanical Fee (commercial and residential)	\$50
COMMERCIAL		
	Fees based on valuation of mechanical system and installation	Valuation Data Table
RESIDENTIAL		
	Furnace	\$20
	Bath Fan	\$20
	Dryer Vent	\$20
	Floor Furnace	\$20
	Heat Pump / Air Conditioning	\$20
	Hood & Exhaust System	\$20
	Incinerator	\$20
	Repair / Alter / Add to Heating and Cooling Appliance	\$20
	Suspended / Floor Mounted / Wall Heaters	\$20
	Water Heater	\$20
	Wood / Pellet / Gas Stove	\$20
	Gas Piping - One to Four Outlets	\$15
	Gas Piping - Each Additional Outlet after Four	\$2.50
	For Each Appliance Not Listed	\$20

**RESOLUTION TO AMEND FEES AND CHARGES) RESOLUTION NO. 2015-
FOR ADMINISTRATION AND ENFORCEMENT OF)
THE BUILDING CODE PROGRAM)**

WHEREAS, Oregon Revised Statutes (ORS) 455.210(3) allows the City to adopt fees necessary and reasonable to provide for the administration and enforcement of the building code program; and

WHEREAS, ORS 455.210(3) requires notice to be provided to the Building Codes Division of the proposed adoption of a new or increased fee; and

WHEREAS, the City Manager has caused a review of City Building fees and charges in order to recover all reasonable fees calculated to reimburse the City of the actual cost of administering and enforcing the building code program and recommends such adjustments to City Council: and

NOW, THEREFORE, be it resolved by the Council of the City of Lebanon as follows:

SECTION 1:

The following fees amendment attached hereto as EXHIBIT A and incorporated herein by the reference are adopted by the City and shall become effective January 1, 2016.

SECTION 2:

The City Council hereby determines that the fees, rates and charges hereby adopted are not subject to the limits of Section 11 or 11b, Article XI of the Oregon Constitution.

Passed by the Lebanon City Council and executed by the Mayor on this 9th day of December, 2015 by a vote of ___ yeas and ____ nays.

CITY OF LEBANON, OREGON

Paul R. Aziz, Mayor
Bob Elliott, Council President

ATTESTED:

Linda Kaser, City Clerk

Exhibit A

Proposed Building Fees

ITEMS IN RED INDICATE THE PROPOSED CHANGES TO THE CURRENT FEE SCHEDULE

Type of Fee	Fee
PLAN REVIEW	
Additional Plan Review (required by changes, additions or revisions)	\$90 per hour (minimum ½ hour)
Architect/Engineer Certified Plan Review Submittal Fee	\$100 per submittal
Deferred Submittal	\$100 minimum or 65% of building permit fee (whichever is greater)
Fire Life Safety Review (as required by ORS 479.155)	40% of building permit fee
Mechanical	25% of mechanical permit fee
Phased Project	\$100 each phase, plus 10% of building permit fee
Plumbing (required for complex structures as defined by OAR 918.780)	25% of plumbing permit fee
State Master Plan Review Submittal Fee	\$100 per submittal
Structural	65% of building permit fee

INSPECTIONS	
Inspections outside of normal business hours	\$90 per hour (minimum 2 hour)
Inspections for which no fee is specifically indicated	\$90 per inspection

OTHER FEES	
Appeal Fee	\$75
Manufactured Home Placement Permit	\$305
Solar Installation (prescriptive)	\$200

VALUATION DATA TABLE	
FOR COMMERCIAL MECHANICAL, MEDICAL GAS, COMMERCIAL STRUCTURAL & RESIDENTIAL STRUCTURAL	
\$1 to \$500	\$50
\$501 to \$2,000	\$50 for the first \$500, plus \$1.50 for each additional \$100 or fraction thereof to and including \$2,000
\$2,001 to \$25,000	\$72.50 for the first \$2,000, plus \$8 for each additional \$1,000 or fraction thereof to and including \$25,000
\$25,001 to \$50,000	\$256.50 for the first \$25,000, plus \$7 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001 to \$100,000	\$431.50 for the first \$50,000, plus \$5 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 and up	\$681.50 for the first \$100,000, plus \$4 for each additional \$1,000 or fraction thereof

RESIDENTIAL FIRE SPRINKLERS

	0 to 2,000 square feet	\$100.00
	2,001 to 3,600 square feet	\$200.00
	3,601 to 7,200 square feet	\$300.00
	7,201 square feet and greater	\$400.00

PLUMBING

	Minimum Plumbing Fee (commercial and residential)	\$60
SITE UTILITIES – Water, Sanitary Sewer and Storm Drain Lines (commercial & residential)		
	First 100' or fraction thereof	\$60
	Each Additional 100' or fraction thereof	\$35
RESIDENTIAL - Includes the first 100' of water & sewer service, complete storm drain system and 40 fixtures		
	One & Two Family – 1 bath and 1 kitchen	\$300
	One & Two Family – 2 bath and 1 kitchen	\$375
	One & Two Family – 3 bath and 1 kitchen	\$450
	Each additional bath and / or kitchen	\$70.00
MEDICAL GAS PIPING		
	Fees based on valuation of equipment and installation	Valuation Data Table
MISCELLANEOUS PLUMBING FEES		
	Individual Fixtures (commercial and residential)	\$20 each
	Alternate Potable Water Heating System	\$20

MECHANICAL

	Minimum Mechanical Fee (commercial and residential)	\$60
COMMERCIAL		
	Fees based on valuation of mechanical system and installation	Valuation Data Table
RESIDENTIAL		
	Furnace	\$20
	Bath Fan	\$20
	Dryer Vent	\$20
	Floor Furnace	\$20
	Heat Pump / Air Conditioning	\$20
	Hood & Exhaust System	\$20
	Incinerator	\$20
	Repair / Alter / Add to Heating and Cooling Appliance	\$20
	Suspended / Floor Mounted / Wall Heaters	\$20
	Water Heater	\$20
	Wood / Pellet / Gas Stove	\$20
	Gas Piping - One to Four Outlets	\$15
	Gas Piping - Each Additional Outlet after Four	\$2.50
	For Each Appliance Not Listed	\$20