



Oregon

Kate Brown, Governor

Department of Consumer and Business Services

Building Codes Division

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June 10, 2016

To: INTERESTED PARTIES

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

Subject: LANE COUNTY 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 Steve McGuire, Building Official, 541-682-6900, steve.mcguire@co.lane.or.us, or attend a public hearing will be held by the County Commissioners after approval by the Finance and Audit Committee. 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: LANE COUNTY



Lane County Public Works Department

Public Works Department
3050 N. Delta Hwy,
Eugene, Oregon 97408

June 6, 2016

Tyler Larson
Policy Analyst
Oregon Building Codes Division
PO Box 14470
Salem, OR 97309

As required by OAR 918-020-200, Lane County is providing notice of fee increase for the Building and Electrical programs it administers; Structural, Mechanical, Plumbing, Electrical, Manufactured Dwellings, and Park and Camp programs.

Since the early 2000's the Land Management Division has operated on an enterprise funding model. The last comprehensive review of the Division's fees occurred in 2007 and the Division's last fee adjustments were in 2008. In 2014, at the direction of the County Administrator, Lane County Land Management Division undertook a fee analysis with assistance of the FSC Group. This fee study was completed in September of 2015. The result of the fee study showed that the combination of fees fell short of full cost recovery for the building programs.

This fee change has been submitted to the Finance and Audit Committee and is expected to be approved June 15, 2016. We are proposing a 12% fee increase for the electrical program and minor fee adjustments for the other programs for the fiscal year, 2016-17. One such fee change raises the minimum permit fee to cover a minimum of one inspection. This represents a 10% to 30% increase in this one fee; however, the increase to the program is less than ¼ of one percent.

There are also a few housekeeping matters included in the fee changes such as:

- An Investigation Fee is now established according to ORS 455.058, which requires the fee for the Investigation of work done without permits to be an "average" or "actual" cost of the investigation.
- Fee adjustment for plan review for projects in the flood plain
- Fee adjustment for seismic plan review of special structures ORS 455.447(3))

The effective date of the fee change will be September 1, 2016.

For further information please don't hesitate to contact me by e-mail or phone.

Respectfully,

Steve McGuire
Lane County Building Program Manager/Building Official

Attachments: Lane Manual Building Fees LM60-850 & 855

Proposed Building Fee Increases formatted to Lane Manual

60.850 Land Management Division/Department of Public Works.

In addition to the fee schedules established in LM 60.850, 60.851, 60.852, 60.853, 60.854 and 60.855, the following policies and applicable charges are established:

(1) Research Fees. In keeping with the provision of LM 2.163, when requests for information with regard to Land Management activities require, in the judgment of the Department Head, or his or her designee, research necessitating the use of staff with specialized or professional expertise, the actual full cost rate of the Land Management staff assigned to provide the required research shall be the hourly rate times 2.5, plus any photocopy charges shall be charged. The department will provide an estimate to the requestor if fees will exceed \$25 and will wait to receive confirmation that the requestor wants the department to proceed with the research. Charges will be computed on quarter-hours.

(2) Exceptions. The Director of the Department of Public Works, or his or her designee, may reduce the fee established in LM 60.850, 60.851, 60.852, 60.853, 60.854 and 60.855 when strict adherence to the fee schedule would cause inequity to exist among pending applications, when higher fees result from a staff processing error or when extraordinary circumstances cause strict application of the fee schedule to be inappropriate.

(3) Refunds. All, or a portion, of the fee accompanying an application may be refunded, if the applicant withdraws the application in advance of any field work or substantial staff review. A portion of the application fees may be retained to address the cost of refund processing.

(4) GIS Output (maps, reports, etc.). A \$50 charge will be made for all maps generated from Land Management Division's geographic information systems.

(5) Special Investigation Fees.

(a) Special Investigation. Whenever any activity for which a permit is required pursuant to LM 60.851, and 60.855 has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such activity.

(b) Fee. A special investigation fee, in addition to the permit fee, shall be collected, unless exempted as provided in LM 60.850(2), whether or not a permit is then or subsequently issued. The special investigation fee shall be \$300. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of Lane Code and state law, nor from any penalty prescribed by law.

(c) In addition to investigation fees collected under LM 60.850(5)(b), an additional amount equal to the fees authorized for services under LM 60.852, and the appropriate permit fees listed in table 60.855(5) and the Oregon Structural Specialty Code shall be collected for Lane County services provided to enforce compliance with the regulations covered by those provisions in the event of unauthorized work, unless exempted as provided in LM 60.850(2).

Table 60.855(5) Building Code Investigation Fee:

(6) Land Management Division Technology Assessment. A 2% surcharge will be added to all Land Management Division permit transactions for technology improvements. The technology assessment shall not exceed \$100 for any single permit transaction.

(7) Permit Acceleration Fee. A processing fee of 1.5 times the hourly plan review rate will be charged to individuals wishing to accelerate their Land Management Division Building or Planning Program permit processing. This work will be performed on an overtime basis only, and will not impact ordinary processing times. The option is available only when staff is available for overtime assignments. This fee is in addition to the plan review fees authorized in LM 60.855(2), 60.855(4), 60.855(7) and 60.855(8).

60.855 Public Works Department/Land Management Division – Building.

In accordance with LC Chapter 11 and ORS Chapters 446, 447, 455 and 479, the following fees are established:

(1) **Building Permit Fees.** Building permit fees shall be based on the total valuation of work and assessed in accordance with the schedule below. Reference LM 60.855(14) for detailed information regarding how total valuation is determined.

Total Valuation Fee
\$1 to \$500.... \$86.00
\$500.01 to \$2,000 \$86.00 for the first \$500 plus \$4.30 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,000.01 to \$25,000.00 \$150.50 for the first \$2,000 plus \$10.20 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,000.01 to \$50,000.00 \$385.10 for the first \$25,000 plus \$7.40 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,000.01 to \$100,000.00 \$570.10 for the first \$50,000 plus \$5.10 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,000.01 and up \$825.10 for the first \$100,000 plus \$3.90 for each additional \$1,000 or fraction thereof.

(2) **Additional Fees.**

Structural Plan Review Fee. In addition to the building permit fee, a **structural plan review fee will be charged based on the building permit fee. Structural plan review fees** shall be 65% of the building permit fee.

Fire/Life Safety Plan Review Fee. In addition to the building permit fee, fire/life safety plan review fee will be charged when such a review is required. Fire/life safety plan review fees shall be 40% of the building permit fee.

Flood Hazard Plan Review 5% of the Structural Permit Fee

Seismic Plan Review Fee 1% of Structural Permit Fee and 1% Mechanical Permit Fee

(As authorized by ORS 455.447(3))

Manufactured Dwelling or Park Model Placement Permit.

Includes concrete slab, runners, or foundations when they comply with prescriptive requirements of the code.

Also includes electrical feeder and plumbing connections within 30 feet of structure and all crossover connections \$ 439.80

Manufactured/ Modular Structures (used for other than dwelling purposes) fees are Building Permit Fees applied to 37.5% of project value based on Building Valuation Data.

Temporary Manufactured Dwelling or Park Model Hardship Placement Permit (Original Placement-Good for two calendar years) Fees same as regular manufactured dwelling or park model placement permits

Recreational Vehicle (six months, no utilities) \$ 49.60

Structure Relocation Investigation Fees \$ 172.00

Swimming Pool (Plumbing and/or Mechanical extra) \$ 110.20

Demolition of Structures (each structure) \$ 95.50

Agricultural Buildings not located in Flood Hazard Areas \$ 38.60

Change of Occupancy Inspection Fee (where no work is proposed)..... \$ 275.50

Building Code Administrative Variance Fee \$ 38.60

Building Appeals Hearing Filing Fee \$ 110.20

Code Interpretation Conference Fee \$ 76/hr with ½ hour minimum

(3) **Other Inspection and Fees.**

Reinspection Fee \$85.00

Additional Plan Review Time \$76.00/hr. w/ ½ hour minimum

Alternate Methods and Materials Review \$ 76.00/hr. w/ 1 hour min.

(4) **Mechanical Permit Fees.**

Residential:

Installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3kW)	\$ 46.00
Installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3kW)	\$ 50.65
Installation or relocation of each residential heat pump	\$ 61.15
Installation or relocation of each floor furnace, including vent	\$ 46.00
Installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$ 46.00
Installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$ 35.50
Repair of, alteration of, or addition to each heating appliance, refrigerator unit, cooling unit, absorption unit or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by the code	\$ 46.00
Installation or relocation of each compressor to and including three horsepower (10.6kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$ 46.00
Installation or relocation of each compressor over three horsepower (10.6kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$ 63.50
Installation or relocation of each compressor over 15 horsepower (52.7kW) to and including 30 horsepower (105.5kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW) ..	\$ 77.50
Installation or relocation of each compressor over 30 horsepower (105.5kW), to and including 50 horsepower (176kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9kW) ...	\$ 103.10
Installation or relocation of each refrigeration compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW).....	\$ 155.60
Each air handling unit to and including 10,000 cubic feet per minute (4720 L/s), including ducts attached thereto. (Note, this fee shall not apply to an air handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the code)	\$ 40.20
Each air-handling unit exceeding 10,000 cfm (4720 L/s)	\$ 50.65
Each evaporative cooler other than portable type	\$ 40.20
Each ventilation fan connected to a single duct	\$ 35.50
Each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$ 40.20
Installation of each hood which is served by a mechanical exhaust, including the ducts for such hood	\$ 40.20
Installation or relocation of each domestic-type incinerator	\$ 50.65
Installation or relocation of each commercial or industrial-type incinerator.....	\$ 129.95
Installation or relocation of each wood/pellet/gas stove or insert	\$ 91.60
Vent pre-inspection for inserts	\$ 81.10
Each appliance or piece of equipment regulated by this code, but not classed in other appliance categories or for which no other fee is listed in this code	\$ 40.75
Fuel gas piping: 60.855 Lane Manual 60.855 Each gas-piping system of one to four outlets	\$ 16.95

Commercial/Industrial:

Mechanical Permit fee calculated based on the value of the mechanical equipment and installation costs applied to the building permit fee schedule in LM 60.855(1). Minimum mechanical permit fee applies.

Mechanical Plan Review Fee. A mechanical plan review fee will be charged when such a review is required. Mechanical plan review fees shall be 25% of the mechanical permit fee.

(5) **Manufactured Dwelling Parks.** Valuation is computed per Table 2 of OAR 918-600. Fees shall be 130% of the fees as regulated by OAR 918-600, Manufactured Dwelling Parks and Mobile Home Parks as currently in effect, plus regular permit fees for building, plumbing and mechanical permits. A 15% surcharge, in accordance with ORS 446.430, shall be assessed.

(6) **Recreation Parks.** Valuation is computed per Table 2 of OAR 918-650. Fees shall be 130% of the fees as regulated by OAR 918-650, Recreational Parks and Organizational Camps plus regular permit fee for plumbing. Plan Review Fee is 65% of total permit fee.

(7) **Plumbing Permit Fees.**

Minimum Plumbing Permit Fee \$85.00

Residential.

New Construction (includes: DWV/water distribution, the first kitchen, and the first 100 feet of water service, sanitary sewer and storm sewer.)

Single Family: 1 Bath \$ 294.35

Single Family: 2 Bath \$ 389.35

Single Family: 3 Bath \$ 474.75

Each additional bath over three or kitchen over one \$ 95.75

Residential Fire Suppression Systems. Fee calculated as separate flat fee based on square footage of structure

0 to 2000 square feet \$ 87.00

2001 to 3600 square feet \$ 129.00

3601 to 7200 square feet \$ 164.00

7201 square fee and greater \$ 200.00

Accessory, Addition, or Alteration Number of fixtures X \$17.10

Other residential water service or building sewer fee determined in accordance with Water Service/Sanitary/Storm Sewer subsection below.

Manufactured Dwellings or Park Models.

Manufactured Dwelling Park Sewer Collection and Water Distribution System (per space) \$ 57.00

Manufactured Dwelling or Park Model Service Connection (sewer, water and storm). First 30 feet included in placement fee, \$57.00 if purchased separately. Each additional 100 feet or fraction thereof charged accordance with Water Service/Sanitary/Storm Sewer subsection below.

Commercial/Industrial 60.855 Lane Manual 60.855

Number of fixtures is multiplied by \$17.10, plus water service, sanitary and storm sewers as required in Water Service/Sanitary/Storm Sewer subsection below.

Water Service/Sanitary/Storm Sewer

Water Service (first 100 feet or fraction thereof) \$ 57.00

Water Service (each additional 100 feet or fraction thereof) \$ 47.50

Building Sewer (first 100 feet or fraction thereof) \$ 57.00

Building Sewer (each additional 100 feet or fraction thereof) \$ 47.50

Building Storm Sewer or Rain Drain (each 100 feet or fraction thereof)..... \$ 57.00

Storm or Rain Drain (each additional 100 feet or fraction thereof) \$ 47.50

..... \$ 57.00

Medical Gas pipingBased on valuation

Plumbing Plan Review Fee. A plumbing plan review fee will be charged when such a review is required. Plumbing plan review fees shall be 30% of the plumbing permit fee.

(8) Electrical Permit Fees.

Electrical Master Permit Program:

Enrollment Fee \$ 100.00
Inspection Time \$ 86.00/hr.

Residential: (per unit, service included)

1,000 sq. ft. or less \$165.00

Each additional 500 sq. ft or portion thereof \$30.00

Limited/restricted energy \$ 50.00

Each manufactured home, park model, or modular dwelling service or feeder when not included as part of a placement permit \$ 90.00

Services or Feeders: (installation, alterations, relocation)

200 amps/5 kva or less \$ 115.00

201 to 400 amps/5.01 to 15 kva \$ 126.00

401 to 600 amps/15.01 to 25 kva \$ 200.00

601 amps to 1,000 amps \$ 300.00

Over 1,000 amps or volts \$ 600.00

Reconnect only \$ 82.00

Temporary Services or Feeders: (installation, alteration, relocation)

200 amps or less \$ 90.00

201 amps to 400 amps \$ 110.00

401 amps to 600 amps \$ 180.00

Over 600 amps or 1,000 volts (see Services or Feeders section, above)

Branch Circuits: (new, alteration, extension per panel)

The fee for branch circuits with purchase of service or feeder fee:

Each branch circuit \$ 7.00

The fee for branch circuits without purchase of a service or feeder fee:

First branch circuit \$ 85.00

Each additional branch circuit \$ 7.00

Miscellaneous: (service or feeder not included)

Each pump or irrigation circle \$ 84.00

Each sign or outline lighting \$ 82.00

Signal circuit(s) or a limited/restricted energy panel or alteration or extension of limited energy circuits \$ 82.00

Renewable Energy :

5kva or less\$115.00

5.01 to 15 kva\$150.00

15.01 to 25kva \$190.00

>25 kva \$192.00 \$ 10.00 for each additional KVA

w/ max. of \$ 942.00

Wind Generator 25.01 to 50 kva\$ 240.00

Wind Generator 50.01 to 100 kva \$480.00

Each additional inspection..... \$ 86.00

Electrical Plan Review Fee. An electrical plan review fee will be charged when such a review is required. Electrical plan review fees shall be 25% of the electrical permit fee.

Additional Electrical Plan Review\$76.00 /hr w/ ½ hr. min.

(9) Miscellaneous:

Composting Toilet \$ 38.00

Solar Water Heating and Photovoltaic Electric Generators

assessed in accordance with the appropriate sections of LM 60.855.

Masonry fireplace Installation (for existing structure) \$ 148.00

(10) **Temporary Certificate of Occupancy Fee** (valid for 30 days).
(Commercial and multi-family) 10% of Building Permit fee
Residential\$130.00

(11) **Development Report Service Fee.**
(with inspection) \$ 148.00
(without inspection) \$ 76.00

(12) **Surcharge.** In accordance with ORS 455.210 and 455.220, a State surcharge will be collected on the total building permit fees and submitted to the Oregon State Department of Consumer & Business Services. The State surcharge shall be the lesser of 13% or the amount determined by the Department of Consumer & Business Services.

(13) **Phased Project and Deferred Submittal Review Fees.**
Plan review fee for each phase of a phased project is \$95.00 plus 10 percent of the total project building permit fee not to exceed \$1,500 for each phase.

Fee for processing and reviewing deferred plan submittals is 65 percent of the building permit fee calculated from LM 60.855(1) using the value of the particular deferred portion or portions of the project, with a set minimum of \$95.00.

These fees are in addition to the project plan review fee based on the total project value.

(14) **Building Valuation Data.** The valuation of building construction for construction permit purposes is the total construction costs for all classes of work. The application for a building permit must include, when available, documentation accurately reflecting an estimate of the total construction cost. The building permit fee will be based on the greater of this cost estimate or on the January – February Building Valuation Data (BVD) published by the International Code Council and in compliance with OAR 918-050-01009(c). (15) **Alteration and Remodel.**

(Residential and Commercial)
Alterations and remodel other than additions shall use cost of the project price or 50% current per square foot value for new construction Or actual valuation of project provided by the applicant, whichever is greater

Minimum building fee does not include surcharge. Square foot area computation applied to the remodeled portion of the structure (State) or plan check fee \$85.00

(16) **Additions.** (Residential and Commercial) 60.856 Lane Manual 60.856
Use current per square foot value of new construction for type of occupancy or applicants value whichever is greater

(17) **Carports, Covered Porches, Patios, Decks.**
Value calculated separately at 50% of the value of private garage from the most current Building Valuation Data (BVD).

(18) **Post-earthquake Damage Assessment;** preparedness and community outreach.
A surcharge of 1/2 of 1% shall be charged to Building permits (will not apply to electric, plumbing or mechanical permits) to cover the cost of Damage Assessment training, certification, drills, related equipment and community outreach.

(19) **Refunds.**
In accordance with LM 60.850(3), permit fees may be refunded under certain circumstances. In these instances, a written refund request on a Division approved form must be submitted by the applicant prior to or within 180 days of permit issuance to be considered. A portion of the permit fees may be retained to address the cost of refund processing. (Revised by Order No. 94-6-1-4; 6.1.94; 01-4-4-6; 4.4.01; 03-4-16-3, 7.1.03; 04-2-18-1, 7.1.04; 04-5-19-15, 7.1.04; 05-2-2-7, 7.1.05; 05-6-29-4, 6.29.05; 06-2-8-7, 7.1.06; 07-12-12-14, 12.12.07; 08-5-14-11, 7.1.08; 10-2-24-3; 04.1.10; 14-07-08-03, 7.8.14)

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