Oregon
Kate Brown, Governor

Department of Consumer and Business Services
Building Codes Division
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September 16, 2016

To: **INTERESTED PARTIES**

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

Subject: **COBURG 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 fee change, you may contact the municipality directly by contacting David Mortier, Building Official, 541-484-9043, dave@thebldgdept.com. The local municipal hearing was held on Sept. 13. 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: CITY OF COBURG

CITY OF COBURG • P.O. BOX 8316 • COBURG OREGON 97408 • 541-682-7850 FAX 541-485-0655

September 12, 2016

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

As required by OAR 918-020-200, the City of Coburg is providing notice of fee changes for the building inspection program it administers which includes: Structural, Mechanical, Plumbing, Electrical, Manufactured Dwellings, and RV Parks/Camps.

The change is necessary to meet consistent form and fee methodology and code requirement as we join the BCD ePermitting system. Attached is the proposed fee schedule.

A City Council hearing is scheduled during their regular council meeting at 7pm, September 13, 2016 to consider the fee adoption at Coburg City Hall, 91136 N Willamette Street.

For further information please don't hesitate to contact myself by email

Respectfully,

David T. Mortier, Building Official

Attach: 2016 Building Planning Fee Schedule
Cc: Petra Schuetz, Jeff Kernen , City of Coburg
File

RESOLUTION 2016-17

A RESOLUTION ADOPTING CHANGES TO THE BUILDING, OTHER PERMIT, AND INSPECTION FEES

WHEREAS, Ordinance A-136 as amended by Ordinance A-136-L establishes building, other permit, and inspection fees; and

WHEREAS, Ordinance A-136-L requires that, future changes in the City of Coburg's building, other permit, and inspection fees shall be adopted by resolution; and

WHEREAS, as required by OAR 918-020-0220, the City of Coburg is providing notice of fee changes;

NOW THEREFORE, THE COBURG CITY COUNCIL RESOLVES AS FOLLOWS:

1. The City of Coburg adopts adjustments and changes to the building, other permit, and inspection fees which is directed by the aforementioned Ordinance A-136-L.
2. The adjustments and changes are in compliance with noticing requirements of aforementioned OAR 918-020-0220.

Adopted by the **City Council** of the **City of Coburg**, Oregon, by a vote of 6 for and 0 against, this 13th day of September, 2016.

Ray Smith, Mayor

ATTEST:

Sammy L. Egbert, City Recorder

City of Coburg – Building, other permit and Inspection Fee Schedule

A. Structural Permit Fees

Permit Fee table	
Valuation	Fee
$1 - $500	$50.00
$501 - $2000	$50.00 for the first $500 plus $5.00 for each additional $300 or fraction thereof, to and including $2000
$2001 - $50000	$75.00 for the first $2000 plus $8.00 for each additional $1000 or fraction thereof, to and including $50000
$50001 - $100000	$459.00 for the first $50000 plus $5.00 for each additional $1000 or fraction thereof, to and including $100000
$100001 and above	$709.00 for the first $100000 plus $4.00 for each additional $1000 or fraction thereof
Retaining Walls, Decks >30" above ground, Fences >6ft, Accessory Structures, etc – require Structural Permit by valuation	
Other Structural Fees	
Structural Plan Review (when applicable)	65% of structural permit fee
Additional Plan Review (when applicable)	$88.00/hour, minimum one hour
Reinspection	$88.00/each
Inspections for which no fee is specifically indicated (as required)	$88.00/hour, minimum one hour
Inspection outside of normal business hours	$88.00/hour, minimum 2 hours + mileage
Deferred Submittal Plan Review Fee – in addition to project plan review fees	65% of the building permit fee calculated using the valuation of the deferred portion with a $100 minimum
Phased Project Plan Review Fee – in addition to project plan review fees	$275.00 application fee + 10% of the TOTAL building permit fee for the project, for each phase of work – not to exceed $1500.00 per phase
Structural demolition – complete demolition	$50.00, no State Surcharge
Structural alteration (not demo) – partial, soft, interior	Fee as per Structural Permit Fee table by valuation, incurs State Surcharge
Structural Minimum Permit Fee	$50.00
Residential Fire Suppression – Standalone System 13R, fee includes plan review *[See Plumbing Permit Fees for Continuous Loop/Multipurpose System 13D]*	
Square Footage of Area to be Covered	Fee
0 – 2000 sq ft	$200.00
2001 – 3600 sq ft	$250.00
3601 - 7200 sq ft	$325.00
7201 sq ft and greater	$410.00

Commercial Fire Suppression	Fee as per Structural Permit Fee table by valuation
Solar Structural Installation Permits – *separate Electrical Permit application is required*	
Solar Permit – Prescriptive Path System, fee includes plan review	$250.00
Solar Permit – Non-Prescriptive Path System	Fee as per Structural Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails and the cost of labor to install. *Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.*
Investigation Fees - *actual costs include supervision, overhead, equipment, and fully burdened wage of the employee(s) involved. Applicable to all disciplines.*	
Investigation Fee A – low effort to determine compliance	$88.00/hour, minimum one hour
Investigation Fee B – medium effort to gain compliance. Stop Work order posted and Applicant obtains required permit(s) within 10 business days	$150.00/hour, minimum one hour
Investigation Fee C – high effort to gain compliance. Applicant failed to obtain required permit(s) within 10 business days or has had more than one documented violation for work without permits in prior 12 months date of Stop Work order	$250.00/hour, minimum one hour
All structural permits use valuation as determined by ICC Valuation Table current as of April 1 of each year, when applicable as per *OAR 918-050-0000 & OAR 918-309-0020 thru -0070*	

B. Manufactured Dwelling Permit Fees

Placement Fee *	$400.00
State (Cabana) Fee	$30.00
** Includes the concrete slab, runners or foundations that are prescriptive, electrical feeder and plumbing connections and all cross-over connections. Decks, other accessory structures, and foundations that are not prescriptive, utility connections beyond 30 lineal feet, new electrical services or additional branch circuits, and new plumbing - may require separate permits. All decks 30" above ground, carports, garages, porches, and patios are based on valuation and may also require separate permits.*	

C. Manufactured Dwelling/RV Parks – Area Development Permit (ADP)

The Area Development Permit fee to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Park & Organizational Camp – and applying the valuation amount to the City of Coburg Structural Permit Fee table included in this schedule.

D. Electrical Permit Fees

New Construction	
Residential	
First 1000 sq ft or less	$150.00
Each additional 500 sq ft or portion thereof	$35.00
Limited Energy – new residential construction	$35.00
Multifamily	
New Multifamily Construction	Fee for largest unit calculated using above sq ft rates - plus 50% of permit fee for each additional unit
Multifamily, new construction – Limited Energy System	$35.00/per floor
Multifamily, new construction – Protective Signaling	$35.00/per floor
Service Feeders – Installation, Alteration, Relocation	
200 amp or less	$100.00
201 – 400 amps	$125.00
401 – 600 amps	$175.00
601 – 1000 amps	$275.00
Over 1000 amps or volts	$550.00
Reconnect Only	$80.00
Temporary Service Feeders – Installation, Alteration, Relocation	
200 amp or less	$80.00
201 – 400 amps	$80.00
401 – 600 amps	$140.00
601 – 1000 amps	$210.00
Over 1000 amps or volts	$445.00
Branch Circuits – New, Alteration, Relocation	
With service	$8.00/each
Without service	$80.00 for first branch circuit, $8.00/each

	additional
Renewable Energy	
Renewable energy for electrical systems- 5kva or less	$79.00
Renewable energy for electrical systems- 5.01kva through 15kva	$94.00
Renewable energy for electrical systems- 15.01kva through 25kva	$156.00
Renewable energy - solar generation over 25 kva	$6.25 per kva over 25 kva, $156.00 for first 25 kva
Renewable energy for wind systems- 25.01kva through 50kva	$204.00
Renewable energy for wind systems- 50.01kva through 100kva	$469.00
Other Electrical Fees	
Pump or Irrigation Cycle	$80.00/each
Sign or Outline Lighting	$80.00/each
Signal Circuit(s) or Limited Energy system, alteration, or extension – non-new residential and all commercial *(new residential and multifamily construction – see above)*	$80.00/each system
Master Permit – application fee	$100/one time at initial application
Master Permit – inspection fee; includes travel time, inspection, and report writing	$88/hour, minimum one hour
Electrical Plan Review (when applicable)	25% of electrical permit fee
Additional Plan Review (when applicable)	$88.00/hour, minimum one hour
Reinspection	$88.00/each
Inspections for which no fee is specifically indicated (as required)	$88.00/hour, minimum one hour
Inspection outside of normal business hours	$88.00/hour, minimum 2 hours + mileage
Investigation fee - Electrical	See Structural – Investigation Fees

E. Mechanical Permit Fees

Residential Fees, per appliance	
Air conditioner	$20.00/each
Air handling unit of up to 10000 cfm	$20.00/each
Air handling unit 10001 cfm and over	$20.00/each
Appliance of piece of equipment regulated by code but no classified in other appliance categories	$20.00/each
Attic or crawl space fans	$20.00/each
Chimney/liner/flue/vent	$20.00/each
Clothes dryer exhaust	$20.00/each

Decorative gas fireplace	$50.00/each
Evaporative cooler other than portable	$20.00/each
Floor furnace, including vent	$20.00/each
Flue vent for water heater or gas fireplace	$20.00/each
Furnace – greater than 100000 BTU	$50.00/each
Furnace – up to 100000 BTU	$50.00/each
Furnace/burner including duct work/vent/liner	$50.00/each
Gas or wood fireplace/insert	$50.00/each
Gas fuel piping outlets	$20.00/any number of outlets
Heat pump	$20.00/each
Hood served by mechanical exhaust, including ducts for hood	$20.00/each
Hydronic hot water system	$20.00/each
Installation or relocation domestic/type incinerator	$20.00/each
Mini split system	$20.00/each
Oil tank/gas diesel generators	$50.00/each
Pool or spa heater, kiln	$20.00/each
Range hood/other kitchen equipment	$50.00/each
Repair, alteration, or addition to mechanical appliance including installation of controls	
Suspended heater, recessed wall heater, or floor mounted heater	$20.00/each
Ventilation fan connected to single duct	$20.00/each
Ventilation system not a portion of heating or air-conditioning system authorized by permit	$20.00/each
Water heater	$20.00/each
Wood/pellet stove	$50.00/each
Other heating/cooling	$20.00/each
Other fuel appliance	$50.00/each
Other environment exhaust/ventilation	$20.00/each
Commercial Mechanical Fees	
Valuation	Fee
$0 - $5000	$100.00
$5001 - $10000	$100.00 for first $5000 plus $10.00 for each additional $1000 or fraction thereof, to and including $10000
$10001 - $100000	$150.00 for first $10000 plus $9.00 for each additional $1000 or fraction thereof, to and including $100000
$100001 and above	$960.00 for first $100000 plus $8.00 for each additional $1000 or fraction thereof
Other Mechanical Fees	
Mechanical Plan Review (when applicable)	25% of mechanical permit fee

Additional Plan Review (when applicable)	$88.00/hour, minimum one hour
Reinspection	$88.00/each
Inspections for which no fee is specifically indicated (as required)	$88.00/hour, minimum one hour
Inspection outside of normal business hours	$88.00/hour, minimum 2 hours + mileage
Investigation fee - Mechanical	See Structural – Investigation Fees
Mechanical Minimum Permit Fee	$75.00

F. Plumbing Permit Fees

Plumbing Permit Fees	
New 1&2 Family Dwelling – includes one kitchen, 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. *Half bath counted as whole.*	
One bathroom, one kitchen	$350.00
Two bathrooms, one kitchen	$470.00
Three bathrooms, one kitchen	$550.00
Each additional bathroom > 3 – or – kitchen >1	$20.00/each
Each additional 100 ft or fraction thereof of site utilities – water, sewer, storm (which includes rain, footing, trench, and leach) – *first 100 ft included in bathroom/kitchen fee*	$45.00
Commercial and Non-New Residential	
Site Utilities	Fee
Sanitary Sewer - First 100 feet or less	$80.00
Sanitary Sewer - Each additional 100 feet or fraction thereof	$45.00
Storm – first 100 feet or less	$80.00
Storm – Each additional 100 feet or fraction thereof	$45.00
Water – first 100 feet or less	$80.00
Water – Each additional 100 feet or fraction thereof	$45.00
Fixtures	Fee
Absorption valve	$20.00
Backflow preventer	$20.00
Backwater valve	$20.00
Catch basin or area drain	$20.00
Clothes washer	$20.00
Dishwasher	$20.00
Drinking fountain	$20.00
Ejectors/sump pump	$20.00
Expansion tank	$20.00
Fixture cap	$80.00

Floor drain/floor sink/hub drain	$20.00
Garbage disposal	$20.00
Hose bib	$20.00
Ice maker	$20.00
Primer	$20.00
Residential fire sprinklers	$20.00
Sink/basin/lavatory	$20.00
Stormwater retention/detention tank/facility	$20.00
Swimming pool piping	$20.00
Tub/shower/shower pan	$20.00
Urinal	$20.00
Water closet	$20.00
Water heater	$20.00
Other – plumbing	$20.00
Alternate potable water heating system	$20.00
Interceptor/grease trap	$20.00
Manholes	$20.00
Roof drain (commercial)	$20.00
Medical Gas – fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures and appliances	
Valuation	Fee
$0 - $5000	$100.00
$5001 - $10000	$100.00 for the first $5000 plus $1.50 for each additional $100 or fraction thereof, to and including $5000
$10001 - $100000	$175.00 for the first $10000 plus $10.20 for each additional $1000 or fraction thereof, to and including $10000
$100001 and above	$1093.00 for the first $100000 plus $7.00 for each additional $1000 or fraction thereof
Other Plumbing Fees	
Plumbing Plan Review (when applicable) – commercial	40% of commercial plumbing permit fee
Plumbing Plan Review (when applicable) – residential	25% of residential plumbing permit fee
Additional Plan Review (when applicable)	$88.00/hour, minimum one hour
Reinspection	$88.00/each
Inspections for which no fee is specifically indicated (as required)	$88.00/hour, minimum one hour
Inspection outside of normal business hours	$88.00/hour, minimum 2 hours + mileage
Investigation fee - Plumbing	See Structural – Investigation Fees
Plumbing Minimum Permit Fee – commercial	$100.00
Plumbing Minimum Permit Fee – residential	$80.00

G. Site Development Fees

Cubic Yards	Fee
50 cubic yards or less	$75.00
51 to 100 cubic yards	$85.00
101 to 1000 cubic yards	$85.00 for the first 100 cubic yards, plus $15.50 for each additional 100 cubic yards or fraction thereof, to and including 1000 cubic yards
1001 to 10000 cubic yards	$224.50 for the first 1,000 cubic yards, plus $13.00 for each additional 1,000 cubic yards or fraction thereof, to and including 10000 cubic yards
10001 to 100000 cubic yards	$341.50 for the first 10,000 cubic yards, plus $59.00 for each additional 10,000 cubic yards or fraction thereof, to and including 100000 cubic yards
100001 cubic yards and above	$872.50 for the first 100,000 cubic yards, plus $32.50 for each additional 10,000 cubic yards or fraction thereof
Other Site Development Fees	
Site Development Plan Review (when applicable) – commercial	65% of site development permit fee
Additional Plan Review (when applicable)	$88.00/hour, minimum one hour
Reinspection	$88.00/each
Inspections for which no fee is specifically indicated (as required)	$88.00/hour, minimum one hour
Inspection outside of normal business hours	$88.00/hour, minimum 2 hours + mileage
Investigation fee - Plumbing	See Structural – Investigation Fees
Site Development Minimum Permit Fee	$75.00