



Oregon

John A. Kitzhaber, MD, 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
www.bcd.oregon.gov

January 14, 2011

To: INTERESTED PARTIES

**From: CHRIS HUNTINGTON, MANAGER
POLICY AND TECHNICAL SERVICES**

Subject: CITY OF HAPPY VALLEY PROPOSED 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 Building Official, Ed Cameron at (503) 783-3805, or attend the local municipal hearing at 7:30 p.m. on March 1, 2011 in the City Council Chambers at Happy Valley City Hall, 16000 SE Misty Drive, Happy Valley, OR 97086. If you still have unresolved concerns, you may, pursuant to ORS 455.210(3) and 479.845, appeal this fee adoption by sending a written request to the division within 60 days of the municipality's letter of notice to the division.

cc: CITY OF HAPPY VALLEY



January 13, 2011

Oregon State Building Codes Division
PO Box 14470
1535 Edgewater Street NW
Salem, OR 97309-0404

RE: Notification of Building Permit Fee Change for the City of Happy Valley

In accordance with OAR 918-020-0220, the City of Happy Valley, Building Department, is providing notification to the Oregon State Building Codes Division of intent to adjust permit fees. This section provides several criteria that must be included in this notification.

918-020-0220 Fee Adoption Standards

(1)(a) The municipality shall notify the division of such adoptions 45 days prior to the adoptive date. The notification shall include a summary of the following:

- (A) The affected specialty code or codes;
The Oregon Structural Specialty Code, The Oregon Residential Specialty Code, The Oregon Plumbing Specialty Code, The Oregon Mechanical Specialty Code.
- (B) The proposed fee changes include a new fee category for prescriptive solar photovoltaic systems as required by OAR 918-050-0180.
- (C) The adoptive date and the effective date March 1, 2011
- (D) There will be a public hearing at the City Council Meeting on the evening of March 1, 2011 at 7:30 PM in the City Council Chambers at Happy Valley City Hall, located at 16000 SE Misty Drive, Happy Valley, OR, 97086. Public notice will be provided in accordance with ORS 294.160
- (E) The City of Happy Valley formally adopted the current permit fees May 1, 2001. Those fees have been in continuous use since their adoptive date. Due to a combination of inflation, the increasing cost of services and materials since May of 2001, and a shortfall in revenues due to the decrease in construction activity, and in spite of a significant reduction in staff, the building department has been using its reserve funds to make up for the lost revenue. The fee increase is necessary and reasonable to continue to provide for the administration an enforcement of the specialty codes.

16000 SE Misty Drive
Happy Valley, Oregon 97086-6299
Telephone: (503) 783-3800 Fax: (503) 658-5174
Website: www.ci.happy-valley.or.us

(F) Any person or entity wishing to discuss the fee changes may contact me at:

Ed Cameron, Building Official
City of Happy Valley
16000 SE Misty Dr.,
Happy Valley, Oregon 97086
Phone: (503) 783-3805, (503) 740-9503
edc@ci.happy-valley.or.us

(G) Attached is a copy of the proposed fee schedule. Old fees are crossed over.

Regards,

Ed Cameron, Building Official
City of Happy Valley
16000 SE Misty Dr.,
Happy Valley, Oregon 97086
Phone: (503) 783-3805, (503) 740-9503
edc@ci.happy-valley.or.us

16000 SE Misty Drive
Happy Valley, Oregon 97086-6299
Telephone: (503) 783-3800 Fax: (503) 658-5174
Website: www.ci.happy-valley.or.us

BUILDING PERMIT FEE SCHEDULE (revised 1-13-11 w/ BP 100.0% increase)

Section I. Building (Structural) Permits - Residential and Commercial

Building (Structural) Permit Fees are calculated using the total valuation of a project. This work includes all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and the contractors' profit. ICC publishes a construction cost per square foot table to determine a valuation or an estimate is submitted by the applicant. The greater of the two values shall be used to calculate the permit fee.

- A. Structural Permits - Residential & Commercial to include single family, multi-family, commercial, industrial, and solar photovoltaic systems-** Valuation shall be calculated per OAR 918-050-0100.

Minimum Building (Structural) permit fee..... **\$50.00 \$85.00**

Permit Fee Schedule – Residential and Commercial (based on the total valuation of all construction work)

\$1-\$500.....	\$12.00 \$24.00	(\$50.00 \$85.00 Minimum)
\$501-\$2,000.....	\$12.00 24.00 plus \$1.85 \$3.70 per \$C to \$2,000	(\$50.00 \$85.00 Minimum)
\$2,001-\$25,000.....	\$39.75 \$ 79.50 plus \$7.40 \$14.80 per \$K over \$2K to \$25K	(\$50.00 \$85.00 Minimum)
\$25,001-\$50,000.....	\$210.00 \$420.00 plus \$5.50 \$11.00 per \$K over \$25K	
\$50,001-\$100,000.....	\$347.50 \$695.00 plus \$3.70 \$7.40 per \$K over \$50K	
\$100,001 and up.....	\$532.50 \$1065.00 plus \$3.10 \$6.20 per \$K over \$100K	

Structural Plan Review Fees (Residential and Commercial)..... 65% of the permit fee

Fire Life Safety Plan Review Fee (Commercial only) 40% of the permit fee

State Surcharge Fee 12% of the permit fee

The State of Oregon collects a 12% surcharge on all Building, Plumbing, Mechanical and Electrical permits to pay the State's costs of administering building codes programs. There is no surcharge for plan review fees.

Section II. Mechanical Permits - Residential and Commercial

Mechanical Permits - Residential

Minimum Mechanical Permit Fee..... **\$50.00 \$85.00**

Heating / Cooling

Furnace, Including Ductwork, Vent and Liner	\$ 17.50
Air Conditioner (site plan required)	\$ 17.50
Heat Pump (site plan required)	\$ 17.50
Duct Work, Alterations and Additions.....	\$ 9.75
Hydronic Piping System.....	\$ 17.50
Boiler, Including vent.....	\$ 17.50
Gas Heaters / Unit In-Wall, In-Duct, Suspended, etc.....	\$ 17.50
Flue for any of the above	\$ 8.25

Other Fuel Appliances

Gas Water Heater	\$ 17.50
Gas Fireplace / Insert / Stove.....	\$ 25.00
Flue for Water Heater or Gas Fireplace	\$ 8.25
Gas Log / Log Lighter	\$ 25.00
Pool or Spa Heater, Kiln	\$ 45.00
Wood / Pellet Stove / Insert.....	\$ 45.00
Chimney / Liner / Flue / Vent / w/o Appliance	\$ 8.25
Oil Tanks / Gas / Diesel / Generators	\$ 25.00

Environmental Exhaust and Ventilation

Range Hood / Other Kitchen Equipment.....	\$ 7.50
---	---------

City of Happy Valley Building Department Fee Schedule (w/ 100% BP increase)
 Effective March 1, 2011

Clothes Dryer Exhaust	\$ 7.50
Single-Duct Exhaust (bathrooms, toilet compartments, utility rooms)	\$ 7.50
Attic / Crawlspace Fans	\$ 7.50

Fuel Piping and Distribution

First four (4) Gas Appliances.....	\$ 20.00
Each additional Gas Outlets (Gas piping plan required with > 4 appliances)	\$ 1.50

Mechanical Permits – Commercial – Fees are per schedule below based on valuation of mechanical work.

Permit fee Schedule (Based on the total valuation of the mechanical work)

Less than \$5,000	\$50.00 \$85.00	minimum permit fee
\$5,001 - \$10,000.....	\$50.00 \$85.00	plus \$1.66 per \$C over \$5,000
\$10,001 - \$100,000.....	\$133.00	plus \$10.20 per \$K over \$10,000
\$100,001 and up.....	\$1,051	plus \$7.00 per \$K over \$100,000

Mechanical Plan Review Fee (Commercial Only)25% of Mechanical Fee

Section III. Plumbing Permits - Residential and Commercial

Minimum Plumbing Permit Fee ~~\$50.00~~ \$85.00

Residential Plumbing Permits—New 1-2 Family / Town Home Dwellings:

Single Family Residential (1) Bath	\$ 325.00 \$629.00
Single Family Residential (2) Bath	\$ 360.00 \$714.00
Single Family Residential (3) Bath	\$ 430.00 \$790.00
Each Additional Bathroom / Kitchen.....	\$ 170.00

(Includes the first 100 ft. of water piping, sanitary and storm sewer lines, hose bibs, underfloor low point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system.)

Residential & Commercial Plumbing - Site Utilities:

Catch Basin or Area Drain	\$ 26.00
Drywell, Leach Line, or Trench Drain	\$ 26.00
Manufactured Home Utilities	\$ 52.00 \$104.00
Manholes	\$ 52.00 \$ 26.00
Rain Drain	\$ 26.00
Sanitary Sewer (100 Linear ft.)	\$ 60.00 \$ 96.00
Storm Sewer (100 Linear ft.)	\$ 60.00 \$ 96.00
Water Service (100 linear ft.)	\$ 60.00 \$ 96.00

Residential & Commercial - Fixture or Item:

Backflow.....	\$ 16.25 \$26.00
Backwater Valve	\$ 16.25 \$26.00
Clothes Washer	\$ 16.25 \$26.00
Dishwasher	\$ 16.25 \$26.00
Drinking Fountain.....	\$ 16.25 \$26.00
Ejector / Sump	\$ 16.25 \$26.00
Expansion Tank	\$ 16.25 \$26.00
Fixture / Sewer Cap	\$ 16.25 \$26.00
Floor Drain / Floor Sink / Hub.....	\$ 16.25 \$26.00
Garbage Disposal	\$ 16.25 \$26.00
Hose Bibb	\$ 16.25 \$26.00
Ice Maker	\$ 16.25 \$26.00
Interceptor / Grease Trap.....	\$ 16.25 \$26.00
Primer	\$ 16.25 \$26.00
Roof Drain (Commercial)	\$ 16.25 \$26.00
Sink / Basin / Lavatory	\$ 16.25 \$26.00
Tub / Shower / Shower Pan	\$ 16.25 \$26.00
Urinal	\$ 16.25 \$26.00
Water Closet	\$ 16.25 \$26.00
Water Heater.....	\$ 16.25 \$26.00

Medical Gas & Rain Water Harvesting Fee Schedule (based on valuation of work)

Less than \$5,000	\$50.00 \$100.00	minimum permit fee
\$5,001 - \$10,000.....	\$50.00 \$100.00	plus \$1.66 \$1.50 per \$C over \$5,000
\$10,001 - \$100,000.....	\$133.00 \$175.00	plus \$10.20 per \$K over \$10,000

City of Happy Valley Building Department Fee Schedule (w/ 100% BP increase)
 Effective March 1, 2011

\$100,001 and up ~~\$1,051~~ **\$1093.00** plus \$7.00 per \$K over \$100,000

Plan Review Fee for Commercial projects only: 30% of Plumbing Permit Fee

Section IV. Electrical Permit Fees

Electrical Permits, Fees and Inspections are issued and regulated through Clackamas County. The City of Happy Valley will process Residential Permits through Clackamas County at no additional charge. Commercial Permit Applications and Residential > 10,000 sf should be submitted directly to Clackamas County.

Section V. Sewer Permit Fees

Reversal of building drain without individual fixture connection..... \$ 40.00
 Connection to each individual fixture..... \$ 16.25
 Sewer Connection Permit..... \$ 42.00
 Abandonment Permit..... \$ 30.00

Section VI. Grading Permit Fees

- A. In-Fill and Grading Permit Fee Schedule** (Fees based on the number of cubic yards being removed or added to a site).
 - 50 cubic yards or less ~~(\$50.00)~~ **\$85.00** Minimum Permit Fee)
 - 51 to 100 cubic yards \$ 67.50
 - 101 to 1,000 cubic yards \$67.50 for 100 cubic yards + \$31.50 per each additional 100 cubic yards
 - 1,001 to 10,000 cubic yards \$351.00 for 1000 cubic yards + \$27.00 per each additional 1000 cubic yards
 - 10,001 to 100,000 cubic yards \$594.00 for 10,000 cubic yards + \$121.50 per each additional 10,000 cubic yards
 - 100,001 cubic yards or more..... \$1687.50 for 100,000 cubic yards + \$67.50 per each additional 10,000 cubic yards
- B. In-Fill and Grading Plan Review Fee Schedule**
 - 50 cubic yards or less No charge
 - 51 to 100 cubic yards \$ 100.00
 - 101 to 1,000 cubic yards \$ 200.00
 - 1,001 to 10,000 cubic yards \$ 250.00
 - 10,001 cubic yards or more..... \$250.00 for the first 10,000 + \$50.00 for each additional 10,000 cubic yards

Section VII. Erosion Control

Residential \$ 400.00 per house
 Commercial (less than 1 acre) \$ 400.00 per site
 Greater than 1 acre requires NPDES Permit through Happy Valley Engineering Department

Section VIII. Plan Review Fees

- A. Plan Review Fee** - For the original submittal and one revision, unless the revision increases the project valuation.
 - Structural..... 65% of the building (structural) permit fee (Residential & Commercial)
 - Mechanical..... 25% of the mechanical fee (Commercial Only)
 - Plumbing..... 30% of the plumbing fee (Commercial Only)
- B. Fire and Life Safety Review Fees**..... 40% of the commercial building permit fee
- C. Deferred Submittal Fees**
 - Processing and reviewing deferred plan submittals 65% of the building permit fee
 (This fee is calculated using the value of the particular deferred portion or portions of the project. This fee is in addition to the project plan review fee based on the total project value.)
 - Minimum Fee Residential..... \$ 100.00
 - Minimum Fee Commercial \$ 250.00

City of Happy Valley Building Department Fee Schedule (w/ 100% BP increase)
 Effective March 1, 2011

- D. **Phased Projects Plan Review Fees-** For plan review on each phase of a phased project, 10% of the total project building permit fee, not to exceed \$1,500 for each phase plus \$250.00.
- E. **Third Party Plan Review Fee** 10% of the permit fee (~~\$65.00~~ \$85.00 minimum)
- F. **Energy Plan Review** Actual plan review costs plus 10% administrative processing fee
 Applies to all building permits with valuation over \$2.5 million and to any subsequent tenant improvements \$100.00
- G. **Senate Bill 2003-711** \$ 275.00
 For 1 & 2 family dwellings with engineer / architect certified as plans examiner per Senate Bill 2003-711

Section IX. Miscellaneous Permits and Fees

- A. **Appeals Fees – (per appeal)**
 - One and Two- Family Dwellings \$ 100.00
 - All other occupancies \$ 200.00
- B. **Certificate of Occupancy**
 - Final TBD
 - Temporary - Commercial ~~\$180.00~~ \$ 170.00
 - Temporary - Residential ~~\$50.00~~ \$85.00
- C. **Copy fee (approved plans & engineering)** \$10.00 per large sheet and \$.25 per 8-1/2" x 11" pages
- D. **Demolition Permit**
 - Less than 5000/sf ~~\$ 60.00~~ \$110.00
- E. **Fire sprinklers, Fire Suppression System (Residential and Multi-Family), (Use Building Permit Application)**
 - Less than 2,000 sq. ft. \$ 164.00
 - 2,001 sq. ft. to 3,600 sq. ft. \$ 234.00
 - 3,601 sq. ft. to 7,200 sq. ft. \$ 270.00
 - 7,201 sq. ft. and up \$ 304.00
- F. **Inspection Fees**
 - Minimum Inspection Fee ~~\$50.00~~ \$ 85.00
 - Re-Inspection Fee ~~\$50.00~~ \$ 85.00
 - Inspections outside of normal working hours ~~\$90.00~~ \$85.00 per hour (1hr 2 hr. minimum)
 - Inspection or Plan Review for which no fee is specifically indicated ~~\$60.00~~ \$110.00 per hour
 - Permit Tech \$ 60.00 per hour
- G. **Investigation Fee** Equal to the permit fee or the actual investigation costs at ~~\$60.00~~ \$85.00 per hour
- H. **Limited Consultation Fee** \$ 150.00
 For an optional meeting held prior to application for building permits for projects with complex and fairly detailed issues in one or two areas of expertise (e.g., building and fire codes). Limited to two City staff members.
- I. **Penalty for work started without obtaining a permit** Double Permit Fee
- J. **Permit Reinstatement Processing Fee** 50% the amount required for a new permit or ~~\$50.00~~ \$85.00 minimum
 Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.
- K. **Refunds**
 If a building permit has been issued and no work has been done under the permit, and provided the City receives a request in writing for a refund within 180 days, 75% of the fee shall be refunded, less the \$35.00 refund processing fee. If the City receives a request for an extension in writing within the original 180 days, the permit may be renewed and the refund period extended for an additional 180 days.
- L. **Seismic Site Hazard Report Review** 1% of total structural fee