



# Oregon

Theodore R. Kulongoski, Governor

## Department of Consumer and Business Services

**Building Codes Division**  
1535 Edgewater Street NW  
PO Box 14470  
Salem, OR 97309-0404  
(503) 378-4133  
FAX (503) 378-2322  
<http://bcd.oregon.gov>

**March 16, 2010**

**To: INTERESTED PARTIES**

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

**Subject: CITY OF SWEET HOME 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 City of Sweet Home Community Development Coordinator, Carol Lewis, (541) 367-8113 or attend the local municipal hearing on May 11, 2010 in City Hall annex at 1140 12<sup>th</sup> Avenue, Sweet Home, OR at 7:30 p.m. 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 SWEET HOME



City of Sweet Home  
Community Development Dept.  
1140 12<sup>th</sup> Avenue  
Sweet Home, OR 97386  
541-367-8113  
FAX 541-367-5113  
clewis@ci.sweet-home.or.us

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March 11, 2010

Chris Huntington  
Building Codes Division  
Policy and Technical Services  
PO Box 14470  
Salem, OR 97309-0404

RE: Building Inspection Program Fee Increase

Dear Chris,

As required by OAR 918.020-0220, the City of Sweet Home is providing notice of a proposed fee increase for the following fees used in the Building Inspection Program.

The following information has been provided as required by OAR 918-020-0220 (1a):

1. The affected specialty code or program areas;
2. A description of the proposed building inspection program fees including the approximate percentage increase when applicable;
3. The proposed effective date;
4. The date of the last fee increase in the specialty code or program area if applicable;
5. The anticipated date, time and location of the local municipal hearing scheduled pursuant to ORS 294.160;
6. The name, phone number and title of a contact person;
7. A narrative explaining the purpose of the proposed fee adoption;
8. A narrative explaining why the building inspection program fees are necessary at the level proposed.

The following are the changes in the current fee structures:

1. Two new fee schedules have been proposed:
  - a. One and Two Family Fire Suppression Systems, and
  - b. Medical Gas Systems.

Other changes include:

1. Structural Specialty Code:
  - a. Added a Deferred Submittal Fee
2. Residential Mechanical Permit Fees:
  - a. Added a Deferred Submittal Fee

3. Commercial Mechanical Permit Fees:
  - a. Added a Deferred Submittal Fee
4. Plumbing Permit Fees:
  - a. New One and Two Family Dwelling
    - i. Included the items required under OAR 918-050.
    - ii. The fees have not changed but are consolidated into one fee.
  - b. Added new fees for - One and Two Family Fire Suppression Systems
5. Commercial Plumbing Permit Fees:
  - a. Added new fees for the following:
    - i. Commercial and Industrial permits
    - ii. Plan Review
    - iii. Medical gas
  - b. Moved Multifamily to Commercial fee schedule
  - c. Added Re-inspection fee

In summary, the City feels that in order to make the Building Inspection Program (BIP) more cost effective, our fees needed to be reviewed and based upon that review, revised. The new fees have been proposed for the following reasons:

1. Deferred submittal's have been added to the fee structure to cover the additional costs associated with processing permits utilizing deferred submittal.
2. New One and Two Family Dwelling fees have been combined to reflect all items included for these permits.
3. One and Two Family Fire Suppression System fees have been added in anticipation of required fire suppression systems for all homes in two new subdivisions.
4. Commercial Plumbing Permit fee schedules have been revised to reflect the need for a third party inspector as the City has no "A" level plumbing certification inspectors on staff. The costs reflected are intended to cover only the actual cost of the required inspections on commercial plumbing permits.
5. Medical Gas has been added so that there is a specific fee schedule for this use.

PROGRAM AREAS, PROPOSED FEES AND CURRENT EFFECTIVE DATE: The affected program areas are as follows:

1. Plumbing Permits:
  - a. New One and Two Family Dwelling
    - i. Raised each category by \$50 to incorporate the storm water/rain drain fee that had previously been assessed separately into the fee structure and to clarify what was included.
      - (1) 1 bath = \$200 (25%)
      - (2) 2 bath = \$260 (19.2%)
      - (3) 3 bath = \$310 (16.1%)
      - (4) 4 bath = \$330 (15.2%)
    - ii. Fixture fee
      - (1) Raised from \$16 to \$20 (20%)
  - b. One and Two Family Fire Suppression System Permit
    - i. This is a new permit and fee schedule. (100%)

- (1) 0 - 2000 square feet = \$100
  - (2) 2001 - 3600 square feet = \$150
  - (3) 3601 - 7,200 square feet = \$200
  - (4) Over 7,200 square feet = \$250
- c. Commercial and Industrial
- i. Raised Base permit fee from \$50 to \$100 to cover the added administrative and inspection time working with the third party inspectors. (100%)
  - ii. Changed fixture fee for new construction from 10 or less for \$145 to \$25 each. This reduces the cost of less than 6 fixtures, but increases the cost of 6 -10 fixtures by 3.4% to 72%.
  - iii. Adds a fee for up to 5 fixtures to a repipe or replacement at \$80, which reduces the cost for these by 44.8%.
  - iv. Each Inspection -- minimum three hours, or actual cost which ever is less @ \$80 per hour which covers the cost of the third party inspector.
  - v. Raises the cost of the first 100 feet of new, repair, alteration or replacement of exterior water, sewer, or storm from \$50 to \$80, a raise of 60%.
  - vi.
  - vii. Prefabricated Structures – utility connection only = \$50
  - viii. Plan Review, if required = \$150 per hour or actual costs, which is less
- d. Medical gas
- i. This is a new permit and fee schedule (100%)
    - (1) \$1 - \$5,000 = \$75 (minimum)
    - (2) \$5,001 to \$10,000 = \$75 - first \$5,000 plus \$2 for each additional \$100 or fraction thereof
    - (3) \$10,001 to \$25,000 = \$175 - first \$10,000 plus \$1.50 for each additional \$100 or fraction thereof
    - (4) \$25,001 and up = \$400 - first \$25,000 plus \$1.25 for each additional \$100 or fraction thereof
- e. Commercial Plumbing - Miscellaneous Fees
- i. Commercial re-inspections - Minimum charge of three hours = \$80/hour (\$240 minimum)
  - ii. Inspections outside of normal business hours - Under special circumstances with pre-arrangement - Minimum charge of three hours = \$160/hour (\$480 minimum)
  - iii. Other Special Inspections = Based on actual costs

2. Current fees adopted April 2008.

**PROPOSED EFFECTIVE DATE OF RESOLUTION: DATE, TIME, AND LOCATION OF PUBLIC HEARING:** The proposed effective date of the fee increases would be June 1, 2010. A public hearing on the Fees Resolution is proposed to be held on May 11, 2010, at 7:30 pm, in the City Hall annex behind City Hall at 1140 12<sup>th</sup> Avenue, Sweet Home, Oregon.

**CONTACT PERSON:** For information concerning this matter, please use the following contact  
 Carol Lewis  
 Community Development Director  
 1140 12<sup>th</sup> Avenue

Sweet Home, OR 97386  
Phone: 541-367-8113  
E-mail: [clewis@ci.sweet-home.or.us](mailto:clewis@ci.sweet-home.or.us)

PURPOSE OF PROPOSED FEES: The City's Building Inspection Program continues to change to meet the needs of the building activity within the City. The proposed fee changes are reflective of the changes within the Building Inspection Program. The Commercial plumbing fees are proposed to ensure that the costs of the third party "A" level plumbing inspector will generally be covered by the application fees. After a review of the commercial plumbing cost, it is obvious the City has been paying far more than received for this service.

The 2009-2010 revenues have met the budgeted revenue projection. Even with that, the revenues will not meet the expenditures, and the General Fund will continue to carry this program. The additional drain on available funds for commercial plumbing inspections is not acceptable. In order to provide the best service possible, the City will continue to evaluate the available third party services for our needs. This fee increase will continue to help the Building Inspection Program move towards self-sufficiency without additional need of fund transfers from the General Fund to balance the budget.

The new proposed fees allow us to efficiently address these permits as they come in. In the past, we have had to use other fee structures in issuing medical gas or one and two family fire suppression system permits. The fee for deferred submittal will help in covering the additional administrative time utilized for these permit intakes and process.

Thank you for your consideration of this matter. If you have any questions, please feel free to call me.

Sincerely,

Carol Lewis  
Community Development Director

BUILDING INSPECTION PROGRAM  
PROPOSED FEES - 2010

STRUCTURAL SPECIALTY CODE	
TOTAL VALUATION	FEE
Building Permit Fees: Permit fees are based on the value of construction as per the most current ICC Building Valuation Table.	
\$1 to \$500	\$50
\$501 to \$2,000	\$50 for first \$500 plus \$2.52 for each additional \$100 or fraction thereof
\$2,001 to \$25,000	\$87.80 for first \$2,000 plus \$10.08 for each additional \$1,000 or fraction thereof
\$25,001 to \$50,000	\$319.64 for first \$25,000 plus \$7.56 for each additional \$1,000 or fraction thereof
\$50,001 to \$100,000	\$508.64 for first \$50,000 plus \$5.04 for each additional \$1,000 or fraction thereof
\$100,001 and up	\$760.64 for first \$100,000 plus \$4 for each additional \$1,000 or fraction thereof

OTHER INSPECTIONS AND FEES	
Plan Review Fee	65% of the Building Permit Fee
Plan Review Re-issue Fee	50% of the Plan Review Fee
Fire, Life, Safety Review	40% of the Building Permit Fee
Inspections outside of normal business hours Under special circumstances with pre-arrangement Minimum charge of two hours	\$75 per hour
Inspections for which no fee is specifically indicated Minimum charge of one-half hour	\$50 per hour
Reinspection fee	\$50 per inspection
Additional plan review required by changes, additions, or revisions to approved plans Minimum charge of one-half hour	\$50 per hour
<b>Deferred Submittal fee</b>	<b>\$100</b>

## Manufactured Dwelling Permits

Manufactured Dwelling Permit Fees	
Manufactured Dwelling and Cabana Installation Permit Fee: (per installation) Fee includes inspection on items required at each site, installation, and final inspections. This fee does not include plumbing or electrical service installation permits fees.	\$250
State Manufactured Dwelling and Cabana Installation Administrative Fee (per permit)	\$30
Manufactured Dwelling Accessory Buildings or Structural Installation Permit Fees as per Sweet Home Structural Speciality Code Fees	

Other Inspections and Fees	
Inspections outside of normal business hours Under special circumstances with pre-arrangement Minimum charge of two hours	\$75 per hour
Inspections for which no fee is specifically indicated Minimum charge of one-half hour	\$50 per hour
Reinspection fee	\$50 per inspection
Additional plan review required by changes, additions, or revisions to approved plans Minimum charge of one-half hour	\$50 per hour

## Demolition Permits

Demolition Permit Fees	
Structural Removal for the first 1,000 sq. ft.	\$50
Each Additional 1,000 sq. ft. or fraction thereof	\$15
Plumbing Disconnect Fee Inspection	\$15
Electrical Disconnect - PPL Responsibility	
Inspections for which no fee is specifically indicated Minimum charge of one-half hour	\$50 per hour

## Grading Permits

Grading Permit Fees	
10 cubic yards or less	No fee
11 to 50 cubic yards	\$23.50
51 to 100 cubic yards	\$37.00
101 to 1,000 cubic yards	\$37.50 for the first 100 cubic yards, plus \$17.50 for each additional 1,000 cubic yards
1,001 to 10,000 cubic yards	\$194.50 for the first 1,000 cubic yards, plus \$14.50 for each additional 1,000 cubic yards
10,001 to 100,000 cubic yards	\$325 for the first 10,000 cubic yards, plus \$66.00 for each additional 10,000 cubic yards
100,001 cubic yards or more	\$919.00 for the first 100,000 cubic yards, plus \$36.50 for each additional 10,000 cubic yards
Grading Plan Review Fees	
50 cubic yards or less	No fee
51 to 100 cubic yards	\$23.50
101 to 1,000 cubic yards	\$37.00
1,001 to 10,000 cubic yards	\$49.25
10,001 to 100,000 cubic yards	\$49.25 for the first 10,000 cubic yards plus \$24.50 for each additional 10,000 cubic yards
100,001 to 200,000 cubic yards	\$269.75 for the first 100,000 cubic yards, plus \$13.25 for each additional 10,000 cubic yards
200,001 cubic yards or more	\$404.25 for the first 200,000 cubic yards plus \$7.25 for each additional 10,000 cubic yards or fraction thereof
Other Inspections and Fees	
Inspections outside of normal business hours Under special circumstances with pre-arrangement Minimum charge of two hours	\$75 per hour
Inspections for which no fee is specifically indicated Minimum charge of one-half hour	\$50 per hour
Reinspection fee	\$50 per inspection
Additional plan review required by changes, additions, or revisions to approved plans Minimum charge of one-half hour	\$50 per hour

## Mechanical Permit Fees

<b>Residential Mechanical Permit Fees</b>	
Permit Issuance	\$50
Plan Review	25% of Permit
Each Supplemental Permit	\$15
Installation/relocation forced air or gravity type furnace or burner, including attached ducts and vents, up to 100,000BTU	\$20
Installation/relocation forced air or gravity type furnace or burner, including attached ducts and vents, over 100,000BTU	\$25
Installation/relocation floor furnace	\$20
Installation/relocation suspended heater	\$20
Installation, relocation, or replacement of appliance vents not included in an appliance permit	\$9
Repair of, alteration of, or addition to each heating, refrigeration, cooling, absorption, or evaporative unit or	\$20
Boiler or compressor up to 3 horsepower, or each absorption system up to 100,000 BTU/h	\$20
Boiler or compressor over 3 and up to 15 horsepower, or each absorption system over 100,000 and up to	\$25
Boiler or compressor over 15 and up to 30 horsepower, or each absorption system over 500,000 and up to	\$40
Boiler or compressor over 30 and up to 50 horsepower, over 500,000 and up to 1,750,000 BTU/h	\$55
Installation or relocation of each boiler or refrigeration compressor over 50 horsepower or absorption system	\$55
Each air handling unit up to 10,000 cubic feet per minute, including attached ducts	\$15
Each air handling unit exceeding 10,000 cfm	\$25
Each evaporative cooler , other than portable types	\$15
Each ventilation fan connected to a single duct	\$10
Each ventilation system which is not a portion of heating or air conditioning system authorized by permit	\$15
Installation of each hood served by mechanical exhaust, including ducts	\$15
Installation or relocation of each domestic type incinerator	\$20
Installation or relocation of each commercial or industrial type incinerator	\$50
Each appliance or piece of equipment regulation by this code, but not classed in other applicant categories, or no other fee is listed.	\$15
Gas piping system with 1 to 4 outlets	\$4
Gas piping system with 5 or more outlets	\$1 per outlet
<b>Other Inspections and Fees</b>	
Inspections outside of normal business hours (minimum two hours)	\$75 per/hour
Inspections for which no fee is specifically indicated (minimum ½ hour)	\$50 per hour
Reinspection fee	\$50 per inspection
Additional plan review required by changes, additions, or revisions to approved plans (minimum ½ hour)	\$50 per hour
<b>Deferred submittal fee</b>	<b>\$100</b>

<b>Commercial Mechanical Permit Fees</b>	
<b>Total Valuation</b>	<b>Permit Fee</b>
\$1 to \$2,000	\$65.00
\$2,001 to \$25,000	\$65.00 for the first \$2,000 plus \$11.00 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$318.00 for the first \$25,000 plus \$9.00 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$543.00 for the first \$50,000 plus \$6.00 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 and up	\$843.00 for the first \$100,000 plus \$4.00 for each additional \$1,000, or fraction thereof
<b>Other Inspection and Fees</b>	<b>Fee</b>
Mechanical Plan Review	25% of the permit fee
Reinspection Fee	\$50.00 per inspection
Inspections outside of normal business hours	\$75.00 per hour with a two hour minimum
Inspections for which no fee is specifically indicated	\$50.00 per hour with a one hour minimum
Additional Plan Review required by changes, additions, or revisions to the approved plans	\$50.00 per hour with a one-half hour minimum
Investigation Fee	Equal to and in addition to the permit fee
Deferred submittal fee	<b>\$100</b>

## Plumbing Permits

<b>Plumbing Permit Fees</b>	
Base Permit	\$50
Plan Review, if required	30% of permit fee
Water Service/Building Sewer/Storm Sewer	
Water service – first 100 feet or fraction thereof	\$50
Water service – each additional 100 feet of fraction thereof	\$30
Building sewer – first 100 feet or fraction thereof	\$50
Building sewer – each additional 100 feet of fraction thereof	\$30
Storm sewer or rain drain – first 100 feet or fraction thereof	\$50
Storm sewer or rain drain – each additional 100 feet of fraction thereof	\$30
New One and Two Family Dwellings Includes one kitchen, first 100 feet of water and sewer, hose bibs, ice maker, under-floor low-point drains, and rain-drain packages	
1 bath	\$200
2 bath	\$260
3 bath	\$310
4 bath	\$330
Additional fixture fee	\$20
One and Two Family Fire Suppression System Permit	
0 - 2000 square feet	\$100
2001 - 3600 square feet	\$150
3601 - 7,200 square feet	\$200
Over 7,200 square feet	\$250
Manufactured Homes in Parks – sewer collection and water distribution	\$50

<b>Commercial Plumbing Permit Fees</b>		
<b>Commercial, Industrial,</b>		
Base permit fee		\$100
Each fixture (new construction)		\$25
Fixture repipe/replacement (per 5 fixtures)		\$80
Each additional fixtures		\$25
Each new, repair, alteration or replacement of exterior water (1 <sup>st</sup> 100 feet)		\$80
Each new, repair, alteration or replacement of exterior sanitary sewer service (1 <sup>st</sup> 100 feet)		\$80
Each new, repair, alteration or replacement of exterior storm line (1 <sup>st</sup> 100 feet)		\$80
Water or sewer or storm line: each additional 100 feet of fraction thereof		\$40
Prefabricated Structures – utility connection only		\$80
Plan Review, if required		\$150 per hour or actual costs, which is less
Multifamily Dwellings		\$145
1- 10 Fixtures		
Additional Fixtures		\$20
<b>Medical gas</b>		
<b>Valuation</b>	<b>Fee</b>	
\$1 - \$5,000	\$75 (minimum)	
\$5,001 to \$10,000	\$75 - first \$5,000 plus \$2 for each additional \$100 or fraction thereof	
\$10,001 to \$25,000	\$175 - first \$10,000 plus \$1.50 for each additional \$100 or fraction thereof	
\$25,001 and up	\$400 - first \$25,000 plus \$1.25 for each additional \$100 or fraction thereof	
<b>Miscellaneous Fees</b>		
Commercial re-inspections - # of hours x fee per hour		\$80/hour
Inspections outside of normal business hours - Under special circumstances with pre-arrangement - Minimum charge of three hours		\$160/hour (\$480 minimum)
Alternate, potable water heating system (coil, extract, heat pumps, etc.)		\$80
Other Special Inspections		Based on actual costs
Backflow Device		\$80
Deferred Submittal Fee		\$100

## Manufactured Home and RV Parks

Manufactured Home Parks Construction Fees	
\$1 to \$500	\$15
\$501 to \$2,000	\$15 for first \$500 plus \$1.50 for each add'l \$100 or fraction thereof
\$2,001 to \$25,000	\$45 for first \$2,000 plus \$9 for each add'l \$1,000 or fraction thereof
\$25,001 to \$50,000	\$252 for first \$25,000 plus \$6.50 for each add'l \$1,000 or fraction thereof
\$50,001 to \$100,000	\$414.50 for first \$50,000 plus \$4.50 for each add'l \$1,000 or fraction thereof
\$100,001 to \$500,000	\$639.50 for first \$100,000 plus \$3.50 for each add'l \$1,000 or fraction thereof
\$500,001 to \$1,000,000	\$2,039.50 for first \$500,000 plus \$2 for each add'l \$1,000 or fraction thereof
\$1,000,001 and up	\$3,539.50 for first \$1,000 plus \$2 for each add'l \$1,000 or fraction thereof

RV Parks Construction Fees <sup>1</sup>	
\$1 to \$500	\$15
\$501 to \$2,000	\$15 for first \$500 plus \$1.50 for each add'l \$100 or fraction thereof
\$2,001 to \$25,000	\$45 for first \$2,000 plus \$9 for each add'l \$1,000 or fraction thereof
\$25,001 to \$50,000	\$252 for first \$25,000 plus \$6.50 for each add'l \$1,000 or fraction thereof
\$50,001 to \$100,000	\$414.50 for first \$50,000 plus \$4.50 for each add'l \$1,000 or fraction thereof
\$100,001 to \$500,000	\$639.50 for first \$100,000 plus \$3.50 for each add'l \$1,000 or fraction thereof
\$500,001 to \$1,000,000	\$2,039.50 for first \$500,000 plus \$2 for each add'l \$1,000 or fraction thereof
\$1,000,001 and up	\$3,539.50 for first \$1,000 plus \$2 for each add'l \$1,000 or fraction thereof

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<sup>1</sup> This permit does not include permits or related fees for park facilities constructed under building, mechanical, plumbing, electrical or mobile home setup permits.