



# Oregon

Theodore R. Kulongoski, Governor

**Department of Consumer and Business Services**

**Building Codes Division**  
1535 Edgewater Street NW  
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**March 16, 2010**

**To: INTERESTED PARTIES**

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

**Subject: CITY OF LA GRANDE PROPOSED FEE ADOPTION**

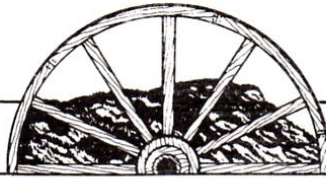
The State Building Codes Division (division) has received the enclosed notice of intent to adopt building inspection program fees from the above listed municipality. Pursuant to Oregon Administrative Rule 918-020-0220, municipalities seeking to adopt fees are required to provide the following summary 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 LaGrande Building Official, David D Kloss, (541) 962-1317 or attend the local municipal hearing on May 5, 2010 in Council Chambers, City Hall, La Grande, OR at 6:00 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 one year of the municipality's letter of notice to the division.

cc: CITY OF LA GRANDE



Aeron Teverbaugh  
Building Codes Division  
P.O. Box 14470  
Salem, Oregon 97309-0404

Re: City of La Grande Building Division Fee Proposal

Hello Aeron,

The City of La Grande desires to come into compliance with the State of Oregon Fee Methodology requirements found in OAR 918-050. Once accepted all remaining forms not currently in compliance, will show approved fees and methodology. I am in acknowledgement this was due January 2009. However having recently accepted the Building Official position, I hope to receive a measure of leniency from your office, believing this will bring us into full compliance. I will be meeting with Union County Commissioners on March 16<sup>th</sup> and the City of La Grande Councilors on 29<sup>th</sup>. Once accepted and approved, I am confident that our fees will be in compliance with established rules. In addition, we are seeking to implement new line item fees. These are not fee increases per se; rather they represent fees which were previously not listed in our resolution and therefore lacked a consistent manner in which to collect necessary funds to offset costs incurred by the City of La Grande Building Division.

Our intention is twofold; to show compliance with State of Oregon mandated fee methodology and to introduce line items not currently listed in our fee schedule.

Our most recent resolution is dated June 6, 2005 and is somewhat limited. I have attached it for your consideration. Also, you will find attached a copy of our proposed 2010 Fee Schedule.

You will find there are a few increases of modest amounts; they are indicated in **Blue** type. The most significant is increasing the minimum building permit fee from \$15.50 to \$50.00. Increases in the phased permitting process, minimum plumbing permits, and minimum residential mechanical permits are also included.

Decreases are indicated in **Red** type. Backflow device and medical gas system fees are decreased from current levels.

New line items are indicated in **Green** type. Pages 8-10 of the proposed schedule almost entirely include new line items for which no fees have been established. Fees have been collected for the listed items but we lacked a consistent manner in which to apply appropriate amounts.

Electrical fees are largely untouched. New line items for renewable energy systems and a Master Electrical permit program have been added.

The City of La Grande desires to implement the 2010 Fee Schedule as submitted with an effective date of June 1, 2010.

Thank you for consideration of our proposal and your continued patience as we move toward full compliance with the established administrative rules.

Respectfully,

David D. Kloss, C.B.O.  
City of La Grande Building Official  
P.O. Box 670  
1000 Adams Ave.  
La Grande, Oregon 97850  
541-962-1317  
dkloss@cityoflagrande.org

# City of La Grande/Union County 2010 Uniform Fee Methodology

**Plan Review Fees:** Review fees are due upon application submittal.

**Permit Fees:** Permit Fees are due upon issuance.

**Refunds:** Refunds will not be processed when the original permit fee is less than \$70.00. Refund requests must be made in writing and submitted within 180 days from permit issuance. Refunds will be approved for no more than 75% of the original permit fee, less a \$50.00 refund processing fee.

**State surcharges and taxes:** All building, plumbing, mechanical, electrical, and manufactured home permits are subject to the current State of Oregon surcharge, currently set at 12%.  
All manufactured home installations are also subject to a \$30.00 State of Oregon administration fee.

**Color Coding**

**Current Fee**    **Black**

**Increased Fee**    **Blue**

**Decreased Fee**    **Red**

**New Line Item**    **Green**

**Plan Review Fees**

Description	Current Fee	Proposed Fee	Unit
Building plan review	65%	65%	Building permit fee
Plumbing, Electrical, Energy, Fire prevention, Accessibility	25%	25%	Building permit fee
Fire and Life Safety plan review	40%	40%	Building permit fee
Manufactured dwelling or RV park plan review	65%	65%	Building permit fee
Approval of additional set of plans, (1/2 hour minimum).	\$ 27.50	\$ 27.50	Per 1/2 hour
Additional plan review required by revisions to approved plan. (1/2 hour minimum)	\$ 27.50	\$ 27.50	Per 1/2 hour
Medical gas plan review	None listed	<b>50%</b>	Medical gas permit fee
Residential fire suppression systems	50%	50%	Residential fire suppression permit fee
Commercial mechanical plan review	25%	25%	Commercial mechanical permit fee
Deferred submittal review fee	65%	65%	Building permit fee for the specific fee of \$250.00
Phased construction fee	Commercial	\$ 100.00	Each separate phase of the project. In addition, the Plan Review Fee shall be increased in an amount equal to 10% of the Building Permit fee calculated using the value of each phase, not to exceed an additional \$1,500.00 for each phase of the project.
	Residential	\$ 50.00	

# City of La Grande/Union County 2010 Uniform Fee Methodology

## Building Permit Fees

## Color Coding

**Current Fee**    **Black**

**Increased Fee**    **Blue**

**Decreased Fee**    **Red**

**New Line Item**    **Green**

The building permit fees are determined based on the construction valuation. All commercial applicants shall state the valuation of the project. All residential valuations will be determined utilizing the State of Oregon mandated valuation calculation table. Please see the Building Division for the latest version of the valuation calculation table. For commercial projects, construction value should include all labor and materials; valuation should not include the cost of the land. This section covers structural, building, alarm and commercial suppression system permits.

### **If your valuation is:**

### **Your base fee is:**

### **Plus:**

	<b>Current Base Fee</b>	<b>Proposed Base Fee</b>		
\$1.00 to \$500.00	\$ 15.50	<b>\$ 50.00</b>		
\$501.00 to \$2,000.00	\$50.00 for the first \$500.00		No Change	\$3.50 for each additional \$100.00 or fraction of
\$2001.00 to \$25,000.00	\$68.00 for the first \$2,000.00		No Change	\$9.00 for each additional \$1,000.00 or fraction of
\$25,001.00 to \$50,000.00	\$275.00 for the first 25,000.00		No Change	\$9.00 for each additional \$1,000.00 or fraction of
\$50,001.00 to \$100,000.00	\$500.00 for the first \$50,000.00		No Change	\$6.00 for each additional \$1,000.00 or fraction of
\$100,001.00 to \$1,000,000.00	\$800.00 for the first \$100,000.00		No Change	\$5.00 for each additional \$1,000.00 or fraction of
\$1,000,001.00 and greater	\$5,300.00 for the first \$1,000,000.00		No Change	\$3.00 for each additional \$1,000.00 or fraction of

## Manufactured Home Placement Permits

<b>Description</b>	<b>Current Fee</b>	<b>Proposed Fee</b>	<b>Unit</b>
Earthquake resistant bracing system (When not part of the original manufactured dwelling installation)	\$ 85.00	\$ 85.00	Per system
Manufactured Dwelling/Cabana (Includes the first linear 30' of water/sewer piping)	\$ 300.00	\$ 300.00	Per dwelling

# City of La Grande/Union County 2010 Uniform Fee Methodology

## Plumbing Permits

### Color Coding

Description	Current Fee	Proposed Fee	Unit	Color Coding
<b>Residential</b>				
Minimum permit fee	\$ 50.00	\$ <b>60.00</b>	Each	Increased Fee
Minimum permit fee (three fixtures or less)	None Listed	\$ <b>60.00</b>	Each	Increased Fee
Additional fixture fee	\$ 22.50	\$ 22.50	Each	
I and 2 family, up to 40 fixtures when purchased as a unit sanitary sewer, storm sewer)			(Includes DWV/water distribution, first linear 100' of water,	
One Bathroom	\$ 174.00	\$ 174.00	Each	
Two Bathrooms	\$ 264.00	\$ 264.00	Each	
Three Bathrooms	\$ 354.00	\$ 354.00	Each	
Over Three Bathrooms	\$354.00 + \$90.00		Each	
			each add'l bathroom	
Water Piping	\$ 42.00	\$ 42.00	Each 100' or fraction of	
Sewer Piping	\$ 42.00	\$ 42.00	Each 100' or fraction of	
Storm Sewer	\$ 42.00	\$ 42.00	Each 100' or fraction of	
Solar heating system when connected to potable water	None Listed	\$ <b>55.00</b>	Each system	New Line Item
Alternate potable water heating system	None Listed	\$ <b>55.00</b>	Each system	New Line Item
Backflow devices, Water Treatment	\$ 60.00	\$ <b>37.50</b>	Each system	Decreased Fee
Water Heater	\$ 13.50	\$ <b>22.50</b>	Each	Increased Fee
<b>Commercial</b>				
Minimum permit fee	\$ 50.00	\$ <b>60.00</b>	Each	Increased Fee
Minimum permit fee (three fixtures or less)	\$ 60.00	\$ 60.00	Each	
Base fixture fee (4-10 fixtures)	\$ 147.50	\$ 147.50	Each	
More than 10 fixtures			\$147.50 + \$25.00 per add'l fixture.	
Water service piping	\$ 48.00	\$ 48.00	Each 100' or fraction of	
Sewer service piping	\$ 48.00	\$ 48.00	Each 100' or fraction of	
Storm\Rain drain service piping	\$ 48.00	\$ 48.00	Each 100' or fraction of	
Sewage ejector pump and sump pump	None Listed	\$ <b>37.50</b>	Each pump/sump	New Line Item
Backflow devices, Water Treatment	\$ 60.00	\$ <b>37.50</b>	Each system	Decreased Fee
Fixtures not specifically listed	None Listed	\$ <b>22.50</b>	Each	New Line Item

# City of La Grande/Union County 2010 Uniform Fee Methodology

## Plumbing Permits Continued

### Color Coding

**Current Fee**    **Black**  
**Increased Fee**    **Blue**  
**Decreased Fee**    **Red**  
**New Line Item**    **Green**

### **Medical Gas**

#### **If your valuation is:**

\$1.00 to \$5,000.00  
 \$5,001.00 to \$10,000.00  
 \$10,001.00 to \$100,000.00  
 \$100,001.00 and up

#### **Current Fee    Proposed Fee**

#### **Your base fee is:**

\$219.00    **\$ 100.00**  
 Plus \$1.00    **\$100.00 for the first \$5,000.00**  
 ea outlet/inlet    **\$175.00 for the first \$10,000.00**  
                                  **\$1,093.00 for the first \$100,000.00**

#### **Plus:**

Each system  
 Plus \$1.50 for each additional \$100.00  
 \$10.20 for each additional \$1,000.00  
 \$7.00 for each additional \$1,000.00

### **Residential Fire Suppression Systems**

1 to 2,000 ft<sup>2</sup>  
 2,001 to 3,600 ft<sup>2</sup>  
 3,601 to 7,200 ft<sup>2</sup>  
 7,201 ft<sup>2</sup> and larger

#### **Current Fee    Proposed Fee**

Based on    **\$ 55.00**    Each  
 current    **\$ 80.00**    Each  
 valuation    **\$ 110.00**    Each  
 table    **\$ 160.00**    Each

### **RV and Manufactured Dwelling Parks**

5 or less spaces minimum fee  
 6 to 19 spaces  
 20 spaces and more

#### **Current Fee**

\$ 228.00  
 \$228.00 for first 5 spaces + \$39.50 for add'l spaces  
 \$228.00 for first 5 spaces + \$27.50 for add'l spaces

#### **Proposed Fee**

No Change    Each  
 No Change    Each  
 No Change    Each

# City of La Grande/Union County 2010 Uniform Fee Methodology

## Mechanical Permits

### Residential R-3 and U-1

	Current Fee	Proposed Fee	
Minimum permit fee	\$24.00 in addition to the amounts below	\$ 50.00	Each
Furnace	\$18.00 < 100k Btu and \$22.50 > 100k Btu	\$ 20.00	Each
Heat pump	< 3 tons	\$ 54.00	Each
	Over 3 to 15 tons	\$ 66.00	Each
	Over 15 to 30 tons	\$ 81.00	Each
	Over 30 to 50 tons	\$ 103.00	Each
	Over 50 tons	\$ 148.00	Each
Unit heater	\$ 18.00	\$ 18.00	Each
A/C unit	None Listed	\$ 22.00	Each
Air handler	\$13.50 < 10k cfm and \$30.00 > 10k cfm	\$ 22.00	Each
Evaporative cooler	\$ 13.50	\$ 13.50	Each
Wood/Pellet/Gas/Oil Stove	\$ 13.50	\$ 13.50	Each
Gas Range/Oven/Dryer	\$ 13.50	\$ 13.50	Each
Appliance vent/flue	\$ 9.00	\$ 9.00	Each
Incinerators	\$ 30.00	\$ 30.00	Each
Residential Hood	\$ 13.50	\$ 13.50	Each
Fans/Make-up/bathroom exhaust	\$ 13.50	\$ 13.50	Each
Gas piping, 1 to 4 outlets	\$ 6.00	\$ 6.00	Each
Add'l gas outlets	\$ 1.50	\$ 1.50	Each
Radiant Heat	None Listed	\$ 20.00	Each
Appliances not listed above	None Listed	\$ 13.50	Each

## Color Coding

Current Fee	Black
Increased Fee	Blue
Decreased Fee	Red
New Line Item	Green

### Commercial Mechanical (Other than R-3 and U-1)

#### If your valuation is:

\$1.00 to \$500.00
\$501.00 to \$2,000.00
\$2,001.00 to \$25,000.00
\$25,001.00 to \$50,000.00
\$50,001.00 to \$100,000.00
\$100,001 and up

#### Your base fee is:

\$ 50.00
\$50.00 for the first \$500.00
\$125.00 for the first \$2,000.00
\$240.00 for the first \$25,000.00
\$340.00 for the first \$50,000
\$490.00 for the first \$100,000

No Change
No Change
No Change
No Change
No Change
No Change

#### Plus:

\$5.00 for each add'l \$100 or fraction of
\$5.00 for each add'l \$1000 or fraction of
\$4.00 for each add'l \$1000 or fraction of
\$3.00 for each add'l \$1000 or fraction of
\$2.00 for each add'l \$1000 or fraction of

# City of La Grande/Union County 2010 Uniform Fee Methodology

## Electrical Permits

### **Residential**

	<b>Current Fee</b>	<b>Proposed Fee</b>	
1,000 ft <sup>2</sup> or less with service	\$ 145.75	\$ 145.75	Each dwelling unit
Each add'l 500 ft <sup>2</sup> or fraction of	\$ 26.25	\$ 26.25	Each dwelling unit
Limited energy	\$ 34.50	\$ 34.50	Each dwelling unit
Manufactured Home service/feeder	\$ 68.75	\$ 68.75	Each dwelling unit
Services/Feeders < 200 Amps	\$ 86.75	\$ 86.75	Each
201 to 400 amps	\$ 103.25	\$ 103.25	Each
401 to 600 amps	\$ 172.00	\$ 172.00	Each
601 to 1,000 amps	\$ 224.25	\$ 224.25	Each
Over 1,000 amps	\$ 515.75	\$ 515.75	Each
Reconnect only	\$ 68.75	\$ 68.75	Each
Branch circuits/ new/alteration/extension per panel			
Branch circuits with service	\$ 4.25	\$ 4.25	Each
Branch circuit with out service (1st one)	\$ 59.25	\$ 59.25	Each
Add'l branch circuits with out service	\$ 4.25	\$ 4.25	Each
<b>Miscellaneous</b>			
Pumps	\$ 68.75	\$ 68.75	Each
Signs	\$ 68.75	\$ 68.75	Each
Signal circuits or limited energy	\$ 68.75	\$ 68.75	Each
Renewable energy 5KVA or less	None Listed	\$ <b>87.65</b>	Each
Renewable energy 5.01 KVA to 15 KVA	None Listed	\$ <b>103.25</b>	Each
Renewable energy 15.01 KVA to 25 KVA	None Listed	\$ <b>172.00</b>	Each
Temporary service/feeder			
200 amps or less	\$ 68.75	\$ 68.75	Each
201 to 400 amps	\$ 95.00	\$ 95.00	Each
401 to 600 amps	\$ 172.00	\$ 172.00	Each
601 amps to 1,000 amps	\$ 224.00	\$ 224.00	Each
Over 1,000 amps	\$ 515.75	\$ 515.75	Each
Hourly inspection	\$ 69.00	\$ 69.00	Each hour or fraction of

## Color Coding

<b>Current Fee</b>	<b>Black</b>
<b>Increased Fee</b>	<b>Blue</b>
<b>Decreased Fee</b>	<b>Red</b>
<b>New Line Item</b>	<b>Green</b>

# City of La Grande/Union County 2010 Uniform Fee Methodology

## Electrical Permits Continued

### Color Coding

Current Fee    Black

Increased Fee    Blue

Decreased Fee    Red

New Line Item    Green

	<b>Current Fee</b>	<b>Proposed Fee</b>	
Each add'l inspection over the allowable in any of the above	None Listed	\$ <b>69.00</b>	Each
Master electrical program annual permit	None Listed	\$ <b>115.00</b>	Each, annually
Master electrical permit program: (includes travel time and inspection report prep time, 1/2 hour minimum)	None Listed	\$ <b>69.00</b>	Each hour or fraction
Master electrical program inspection cancellation with out 24 hour notice.	None Listed	\$ <b>115.00</b>	Each occurrence

Note: If inspection fees are not charged on an hourly basis, there shall be two inspections allowed per permit for all permits except those for residential single or multi-family dwelling units, other than manufactured or modular dwelling units.

Four inspections shall be allowed per permit for residential single or multi-family dwelling units, other than manufactured or modular dwelling units.

# City of La Grande/Union County 2010 Uniform Fee Methodology

## Miscellaneous Building Fees

	Current Fee		Proposed Fee			Color Coding	
						Current Fee	Black
Moving Structure permit, other than U-1	None Listed		\$	500.00	Each	Increased Fee	Blue
Moving Structure permit, U-1 and uninhabitable structures	None Listed		\$	250.00	Each	Decreased Fee	Red
Pre-move inspection for structures moving within the City of La Grande's jurisdiction	None Listed		\$	100.00	Each	New Line Item	Green
Pre-move inspection for structures moving into the City of La Grande's jurisdiction from another jurisdiction, if requested.	None Listed			\$100.00 + \$55.00 per hour including travel time	Each		
Demolition permit-Residential	\$	95.00	\$	95.00	Each		
Demolition permit-Commercial < 4000 ft <sup>2</sup>	\$	120.00	\$	120.00	Each		
Demolition permit-Commercial 4000 ft <sup>2</sup> and larger	None Listed		\$	240.00	Each		
Retrieval fee and /or information from off site archive files	None Listed		\$	55.00	Each hour or fraction of		
Re-roof permit fee, Residential	None Listed		\$	55.00	Each		
Re-roof permit fee, Commercial	Current Valuation Table						
Re-inspection fees All other than Electrical	\$	55.00	\$	55.00	Each hour or fraction of		
Re-inspection fees Electrical	\$	69.00	\$	69.00	Each hour or fraction of		
Research fees	\$	55.00	\$	55.00	Each hour or fraction of		
Foundation Only fee. Optional program, when the Building Division can accommodate.	None Listed		\$	250.00	Each 1000 ft <sup>2</sup> of structure in addition to the building permit fee		
Quick Start fee. Optional program when the Building Division can accommodate.	None Listed		\$	250.00	Each 1000 ft <sup>2</sup> of structure in addition to the building permit fee		
Inspections out side of normal business hours (8-4:00) Two hour minimum	\$	55.00	\$	82.50	Each hour or fraction of		
Inspections or permits for which no fee is indicated, 1 hour min	\$	55.00	\$	55.00	Each hour or fraction of		
Temporary Certificates of Occupancy-Residential	None Listed		\$	100.00	Not to exceed 30 days		
Temporary Certificates of Occupancy-Commercial	None Listed		\$	300.00	\$300.00 + 30.00 per day over 30 days.		
Site/Utility work prior to structural permit issuance	None Listed		\$	25.00	Each 1000 ft <sup>2</sup> of lot or parcel and per utility; In addition to required plumbing permit fee		
Pre-permit meeting for individual Tenant Improvement projects as requested by applicant	None Listed		\$	110.00	Per meeting, not to exceed one hour The first meeting is at no charge.		
Pre-permit meeting for Commercial or multi-family dwelling projects as requested by the applicant.	None Listed		\$	220.00	Per meeting, not to exceed two hours. The first meeting is at no charge.		
On site consultation fee (minimum 1 hour charge)	\$	55.00	\$	55.00	Per hour or fraction thereof		



# City of La Grande/Union County 2010 Uniform Fee Methodology

## Renewal of Expired Permits

### Color Coding

Current Fee    Black  
 Increased Fee    Blue  
 Decreased Fee    Red  
 New Line Item    Green

	<b>Current Fee</b>	<b>Proposed Fee</b>
Permits that are not yet six months past their expiration date	None Listed	<b>\$55.00 for each discipline or \$110.00, whichever is greater.</b>
Permits six months past their expiration but not yet twelve months	None Listed	<b>50% of the original permit fees</b>
Permits over one year past their expiration date	None Listed	<b>A new application must be received, fees will be assessed to current valuation tables at the time of the new application.</b>
Permits lacking only final inspections	None Listed	<b>\$55.00 per discipline. However, in the event the governing code has been updated, additional costs and requirements may be necessary.</b>

**Note: It is not the responsibility of the City of La Grande/Union County Building Division to notify the permit holder of expiration dates.  
 (It is however, our current practice to make attempts to send notices via mail.)**