



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>

April 30, 2010

To: INTERESTED PARTIES

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

Subject: BENTON COUNTY 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, Ronald Dettrich at (541) 766-6292, or attend the local municipal hearing on June 22, 2010 at 408 SW Monroe Street, Corvallis, OR at noon. 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: BENTON COUNTY



COMMUNITY DEVELOPMENT DEPARTMENT

360 SW Avery Avenue
Corvallis, OR 97333-1139
(541) 766-6819
FAX (541) 766-6891

April 30, 2010

State of Oregon
Building Codes Division
PO Box 14470
Salem OR 97309-0404

To Whom It May Concern:

This letter serves to notify the Building Codes Division that the public hearing to consider the proposed fee changes, previously submitted, has been changed from June 15, 2010 to June 22, 2010 at 12 noon. The hearing room is located in the basement of the Benton Plaza Building at 408 SW Monroe Street, Corvallis, Oregon. The effective date of the increase will be July 1, 2010.

The contact for this proposal is Ron Dettrich, Building Official who can be reached at 541-766-6292 or Ron.Dettrich@co.benton.or.us.

I look forward to working with BCD on this project.

Sincerely,

Ronald P. Dettrich
Building Official



COMMUNITY DEVELOPMENT DEPARTMENT

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Corvallis, OR 97333-1139
(541) 766-6819
FAX (541) 766-6891

April 30, 2010

State of Oregon
Building Codes Division
PO Box 14470
Salem OR 97309-0404

To Whom It May Concern:

This letter serves to notify the Building Codes Division of our intent to raise permit fees for the Building, Mechanical, Plumbing, and Electrical Inspection Programs. The Benton County Board of County Commissioners will consider the proposed fee changes at a public hearing on June 15, 2010 at 12 noon. The hearing room is located at 408 SW Monroe Street, Corvallis, Oregon. The effective date of the increase will be July 1, 2010.

The County feels that in order to make the Building Inspection Program more cost effective, our fees needed to be reviewed and based upon that review, revised. The new fees are proposed for the following reasons.

1. The proposed changes are necessary to provide adequate funds, equipment, and other resources necessary to administer and enforce Benton County's inspection programs.
2. Commercial Plumbing Permit fee schedules have been revised to reflect the cost for a third party inspector as the County has no certified "A" level plumbing inspector on regular staff. Residential plumbing fees have been revised to compensate for the increased costs of the plumbing program since the last fee increase.
3. In reviewing cost recovery for mechanical inspections, it has been determined a minimum permit fee is necessary to recover costs.
4. Table 1-A has been amended to better recover the costs of inspections for smaller projects which make up approximately 30 percent of the building permits.
5. Commercial Electrical Permit fee schedules have been revised to reflect the need for a third party inspector as the County has no certified "A" level electrical inspector.
6. Manufactured Dwelling permits have been adjusted to reflect the consistent fees methodology per OAR 918-050-0130.
7. The County has also added procedures and fees for deferred submittals, phased permits, and residential fire suppression systems in accordance with OAR 918 Division 50.

A copy of the proposed fee schedules is attached.

The last fee increase for the building and electrical inspection program was July 1, 2005. The last mechanical fee increase was 2001. Plumbing fees have not been adjusted in the last 20 years.

The contact for this proposal is Ron Dettrich, Building Official who can be reached at 541-766-6292 or Ron.Dettrich@co.benton.or.us.

I look forward to working with BCD on this project.

Sincerely,

Ronald P. Dettrich
Building Official

Proposed Structural Permits Valuation Table

02-2010 Square Foot Construction Costs ^{a, b, c}

Group	Group Description	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	204.81	197.86	192.77	184.35	172.91	168.11	177.81	158.10	151.39
A-1	Assembly, theaters, without stage	187.37	180.42	175.33	166.91	155.51	150.71	160.37	140.70	133.99
A-2	Assembly, nightclubs	155.74	151.36	147.50	141.90	133.46	129.73	136.94	121.02	116.96
A-2	Assembly, restaurants, bars, banquet halls	154.74	150.36	145.50	140.90	131.46	128.73	135.94	119.02	115.96
A-3	Assembly, churches	189.22	182.27	177.18	168.76	157.33	153.53	162.22	142.51	135.80
A-3	Assembly, general, community halls, libraries,	158.87	151.92	145.83	138.41	125.97	122.17	131.88	111.16	105.45
A-4	Assembly, arenas	186.37	179.42	173.33	165.91	153.51	149.71	159.37	138.70	132.99
B	Business	158.40	152.65	147.57	140.34	127.30	122.71	134.52	111.91	106.66
E	Educational	171.53	165.59	160.55	153.20	141.88	134.72	147.92	123.99	119.32
F-1	Factory and industrial, moderate hazard	93.92	89.61	84.47	81.69	73.14	69.92	78.41	60.23	56.97
F-2	Factory and industrial, low hazard	92.92	88.61	84.47	80.69	73.14	68.92	77.41	60.23	55.97
H-1	High Hazard, explosives	88.02	83.71	79.57	75.79	68.42	64.20	72.51	55.51	N.P.
H234	High Hazard	88.02	83.71	79.57	75.79	68.42	64.20	72.51	55.51	51.25
H-5	HPM	158.40	152.65	147.57	140.34	127.30	122.71	134.52	111.91	106.66
I-1	Institutional, supervised environment	159.09	153.50	148.95	142.51	130.74	127.00	138.80	117.44	112.84
I-2	Institutional, hospitals	266.39	260.64	255.56	248.33	234.50	N.P.	242.51	219.11	N.P.
I-2	Institutional, nursing homes	185.59	179.83	174.76	167.53	154.81	N.P.	161.71	139.41	N.P.
I-3	Institutional, restrained	180.47	174.72	169.64	162.41	150.60	145.01	156.59	135.20	127.96
I-4	Institutional, day care facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
M	Mercantile	115.80	111.42	106.56	101.96	93.15	90.42	97.00	80.71	77.65
R-1	Residential, hotels	160.44	154.84	150.29	143.85	132.24	128.80	140.31	118.95	114.35
R-2	Residential, multiple family	134.26	128.66	124.11	117.67	106.72	103.28	114.78	93.42	88.82
R-3	Residential, one- and two-family	124.88	121.41	118.43	115.31	111.07	108.19	113.40	104.09	97.95
R-4	Residential, care/assited living facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
S-1	Storage, moderate hazard	87.02	82.71	77.57	74.79	66.42	63.20	71.51	53.51	50.25
S-2	Storage, low hazard	86.02	81.71	77.57	73.79	66.42	62.20	70.51	53.51	49.25
U	Utility, miscellaneous	68.13	64.29	60.15	56.88	50.70	47.41	54.03	39.33	37.47
U	Utility, carports, covered porch, patio, or deck									18.74
	Pole Buildings -- Personal Use Only -- Non-Commercial Use (note use of structure on permit ie garage, horse stalls)									17.67

a. Private Garages use Utility, miscellaneous

b. Unfinished basements (all use group) = \$15.00 per sq. ft.

c. For shell only buildings deduct 20 percent

d. N.P. = not permitted

Building Safety Journal February 2010

Current Structural Permits Valuation Table

08-2009 Square Foot Construction Costs ^{a, b, c}

Group	Group Description	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	202.05	195.53	190.98	185.97	172.26	167.18	177.12	157.17	151.38
A-1	Assembly, theaters, without stage	182.99	176.47	171.92	163.91	153.24	148.16	158.07	138.15	132.36
A-2	Assembly, nightclubs	155.74	1,051.36	147.50	141.90	133.46	129.73	136.94	121.02	116.96
A-2	Assembly, restaurants, bars, banquet halls	154.74	150.36	145.50	140.90	131.46	128.73	135.94	119.02	115.96
A-3	Assembly, churches	186.22	179.74	175.15	167.15	156.44	151.36	161.30	141.35	135.56
A-3	Assembly, general, community halls, libraries, museums	157.46	150.93	145.39	138.38	126.08	122.58	132.53	111.57	106.79
A-4	Assembly, arenas	181.99	175.47	169.92	162.91	151.24	147.16	157.07	136.15	131.36
B		154.89	149.31	144.53	137.72	125.27	120.56	132.32	109.78	105.26
E	Educational	171.53	165.59	160.55	153.20	141.88	134.72	147.92	123.99	119.32
F-1	Factory and industrial, moderate hazard	94.86	90.51	85.32	82.51	73.88	70.62	79.19	60.84	57.54
F-2	Factory and industrial, low hazard	93.86	89.51	85.32	81.51	73.88	69.62	78.19	60.84	56.54
H-1	High Hazard, explosives	88.89	84.54	80.35	76.54	69.09	64.83	73.22	56.05	N.P.
H234	High Hazard	88.89	84.54	80.35	76.54	69.09	64.83	73.22	56.05	51.75
H-5	HPM	154.89	149.31	144.53	137.72	125.27	120.56	132.32	109.78	105.26
I-1	Institutional, supervised environment	159.09	153.50	148.95	142.51	130.74	227.30	138.80	117.44	112.84
I-2	Institutional, hospitals	260.68	255.10	250.32	243.51	230.40	N.P.	238.12	214.91	N.P.
I-2	Institutional, nursing homes	182.27	176.70	171.91	165.10	153.06	N.P.	159.71	137.57	N.P.
I-3	Institutional, restrained	178.01	172.44	167.66	160.85	149.66	143.95	155.45	134.16	127.64
I-4	Institutional, day care facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
M	Mercantile	115.80	111.42	106.56	101.96	93.15	90.42	97.00	80.71	77.65
R-1	Residential, hotels	160.44	154.84	150.29	143.85	132.24	128.80	140.31	118.95	114.35
R-2	Residential, multiple family	134.26	128.66	124.11	117.67	106.72	103.28	114.78	93.42	88.82
R-3	Residential, one- and two-family	126.16	122.65	119.64	116.48	112.21	109.30	114.55	105.15	98.95
R-4	Residential, care/assited living facilities	159.09	153.50	148.95	142.51	130.74	127.30	138.80	117.44	112.84
S-1	Storage, moderate hazard	87.89	83.54	78.35	75.54	67.09	63.83	72.22	54.05	50.75
S-2	Storage, low hazard	86.89	82.54	78.35	74.54	67.09	62.83	71.22	54.05	49.75
U	Utility, miscellaneous	68.86	64.97	60.79	57.48	51.24	47.92	54.61	39.75	37.87
U	Utility, carports, covered porch, patio, or deck									18.94
	Pole Buildings -- Personal Use Only -- Non-Commercial Use (note use of structure on permit ie garage, horse stalls)									17.67

a. Private Garages use Utility, miscellaneous

b. Unfinished basements (all use group) = \$15.00 per sq. ft.

c. For shell only buildings deduct 20 percent

d. N.P. = not permitted

Building Safety Journal August 2009

Fee Table

Table 1B

TOTAL VALUATION	FEE -- 130% of 1979 UBC Benton County's Current Fee Schedule
\$1.00 to \$500.00	\$13.00
\$501.00 to \$2000.00	\$13.00 for the first \$500.00, plus \$1.95 for each additional \$100.00, or fraction thereof , to and including \$2000.00
\$2001.00 to \$25,000.00	\$42.25 for the first \$2000.00, plus \$7.80 for each additional \$1000.00, or fraction thereof, to and including \$25,000.00
\$25,000.00 to \$50,000.00	\$221.65 for the first \$25,000.00, plus \$5.85 for each additional \$1000.00, or fraction thereof, to and including
\$50,000.00 to \$100,000.00	\$367.90 for the first \$50,000.00, plus \$3.90 for each additional \$1000.00, or fraction thereof, to and including
\$100,001.00 and up	\$562.90 for the first \$100,000.00, plus \$3.25 for each additional \$1000.00, or fraction thereof

Plan review fees: 65 % of the permit fee

Seismic plan review fee: 1% of the permit fee

**Proposed Fee Table
Table 1B**

TOTAL VALUATION	FEE --
\$1.00 to \$500.00	\$78.00
\$501.00 to \$2000.00	\$78.00 for the first \$500.00, plus \$1.85 for each additional \$100.00, or fraction thereof , to and including \$2000.00
\$2001.00 to \$25,000.00	\$105.75 for the first \$2000.00, plus \$7.70 for each additional \$1000.00, or fraction thereof, to and including \$25,000.00
\$25,000.00 to \$50,000.00	\$282.85 for the first \$25,000.00, plus \$5.75 for each additional \$1000.00, or fraction thereof, to and including
\$50,000.00 to \$100,000.00	\$426.60 for the first \$50,000.00, plus \$3.80 for each additional \$1000.00, or fraction thereof, to and including
\$100,001.00 and up	\$616.6 for the first \$100,000.00, plus \$3.00 for each additional \$1000.00, or fraction thereof

Plan review fees: 100 % of the permit fee

Fire and life safety plan review fees: 40% of the permit fee

Seismic plan review fee: 1% of the permit fee

Plumbing Fees

New Residential	Current Fee	Proposed Fee	% Chg
1 bathroom/1 kitchen	254.80	300.00	17.74%
2 bathrooms/1 kitchen	306.80	400.00	30.38%
3 bathrooms/ 1 kitchen	353.60	500.00	41.40%
Each additional bathroom (over 3)	52.00	75.00	44.23%
Each additional kitchen (over 1)	52.00	75.00	44.23%
Remodel/alteration (minimum fee)	47.60	80.00	68.07%
Each fixture, appurtenance, & piping	9.36	19.00	102.99%
Storm water retention/detention facility	80.00	80.00	0.00%
Irrigation systems	55.00	80.00	45.45%
Piping or private storm drainage systems exceeding the first 100 feet	26.25	30.00	14.29%
Residential fire sprinklers (includes plan review)			
0 to 2,000 square feet	108.32	200.00	84.64%
2,001 to 3,600 square feet	160.31	250.00	55.95%
3,601 to 7,200 square feet	203.59	325.00	59.63%
7,201 square feet and greater	248.38	410.00	65.07%
Manufactured dwelling or pre-fab			
Connections to building sewer and water connections	73.85	80.00	8.33%
RV and manufactured dwelling parks			
Base fee (including the first 10 or fewer spaces)	359.60	359.60	0.00%
Each additional 10 spaces	312.00	312.00	0.00%
Commerical, industrial, & dwellings other than 1 or 2 family			
Minimum fee	266.35	80.00	
Each fixture	16.80	20.00	
Sewer (1st 100 ft)	16.80	100.00	
each additional 100 ft		35.00	
Water Service (1st 100 ft)		100.00	
each additional 100 ft		35.00	
Storm and rain drain (1st 100 ft)		100.00	
each additional 100 ft		35.00	
Miscellaneous fees			
Specialty fixtures	9.36	20.00	113.68%
Reinspection (no. of hours x fee per hour)	40.00	80.00	100.00%
Special requested inspections (no. of hrs x fee per hour)	40.00	80.00	100.00%
Fee assessed for technical services, when req'd by another government entity, ORS 190	As agreed	As agreed	
Medical gas piping			
Permit and plan review fees based on value of the job and applying the		Value of Job	
Investigative Fee			
The investigative fee is equal to the permit fee			
Plan Review Fee			
Plan review, if required: % of permit fee.	25	40	60.00%

Mechanical Fees			
Residential	Current Fees	Proposed Fees	% Chg
Issuance Fee	50.00	eliminate	
Supplemental Fee	25.00	eliminate	
Furnace/burner including ducts and vents			
Up to 100K BTU/hr	19.00	**	
Over 100K BTU/hr	24.00	**	
Heaters/stoves/vents			
Unit heater	19.00	**	
Wood/pellet/gas stove/flue	16.25	**	
Repair/alter/add to heating appliance/refrigeration unit or cooling system/absorption system	19.00	**	
Evaporated cooler	14.00	**	
Vent fan with one duct/appliance vent	9.00	**	
Hood with exhaust and duct	14.00	**	
Floor furnace including vent	19.00	**	
Gas piping			
One to four outlets (each)	8.00	**	
Additional outlets (each)	2.00	**	
Air-handling units, including ducts			
Up to 10,000 CFM	14.00	**	
Over 10,000 CFM	24.00	**	
Compressor/absorption system/heat pump			
Up to 3 hp/100K BTU	19.00	**	
Up to 15 hp/500K BTU	34.00	**	
Up to 30 hp/1,000K BTU	47.00	**	
Up to 50 hp/1,750K BTU	70.00	**	
Over 50 hp/1,750 BTU	117.00	**	
Incinerators			
Domestic incinerator	16.25	**	
Commercial			
Permit and plan review fees based on value of the job and		VOJ	
Miscellaneous fees			
Reinspection	40.00	80.00	100.00%
Specially requested inspections (per hour)	40.00	80.00	100.00%
Regulated equipment (unclassified)	14.00	eliminate	
Investigative Fee			
The investigative fee is equal to the permit fee			
Plan review, if required: % of permit fee.	25	50	100.00%
Minimum Permit Fee: (permit will never be less than)		80.00	
**Benton County is proposing abandoning our current residential fee method and using the following: (permit will never be less than the minimum fee of \$80)			
Fuel burning stove, fireplace, insert, lighter	30.00		
Furnace, air conditioner	30.00		
Clothes dryer, exhaust fan, hood	20.00		
Other appliance or equipment	20.00		
Gas piping system, new or altered	20.00		
Alteration to mechanical equipment or system	20.00		

Deferred Submittal Fees	
Permit and plan review fees based on percentage of the building permit fee with a set minimum and applying the valuation to the fee table 1A	
Percentage	65%
Set minimum fee	150.00
Phased Permit Fees	
Phased Projects fees are a minimum fee plus 10% of the total project permit fees not to exceed \$1500.	
Minimum Fee	250.00
+10% of total project permit fees	

