

**DIVISION 50
TRI-COUNTY ADMINISTRATION**

General Administration

918-050-0000**Purpose and Scope**

Division 50 provides administrative procedures for use in all regions of the state and, where applicable, to specified regions of the state. These rules do not supersede or repeal the existing provisions of the state building code and related statutes and rules.

Stat. Auth.: ORS 455.844 & 455.846

Stats. Implemented: ORS 455.844 & 455.846

Hist.: BCD 8-2000, f. 6-15-00, cert. ef. 7-1-00; BCD 31-2005, f. 12-30-05, cert. ef. 1-1-06

918-050-0010**Definitions**

The following definitions are adopted for OAR chapter 918, division 050:

(1) "Tri-county region" or "Tri-county regional" refers to the geographical area that includes Clackamas, Multnomah and Washington counties.

(2) "Division" means the Building Codes Division of the Department of Consumer and Business Services.

(3) "Permit" includes any license, certificate, approval, registration, insignia of compliance, label, or similar form of permission required by law to begin construction, reconstruction, alteration, installation, or repair on a structure, device, or equipment regulated by the state building code.

Stat. Auth.: ORS 455.842, 455.844 & 455.846

Stats. Implemented: ORS 455.842, 455.844 & 455.846

Hist.: BCD 8-2000, f. 6-15-00, cert. ef. 7-1-00; BCD 20-2003, f. 12-31-03, cert. ef. 1-1-04; BCD 31-2005, f. 12-30-05, cert. ef. 1-1-06

918-050-0020**Standard Tri-County Regional Application Forms**

(1) All jurisdictions within the Tri-County region shall use standard permit application and intake checklist forms as approved by the division.

(2) The division shall consider for adoption proposed amendments to the standard application and intake checklist forms.

(a) Proposals for amendment to the application forms shall include: The existing unamended form(s);

(A) The form(s) containing the appropriate amendments; and

(B) A brief explanation of the need for the amendments.

(b) Proposals to amend the approved forms must be filed with the division no later than February 1 or August 1.

(c) The division shall notify all affected municipalities and interested parties of the division's determination regarding proposed amendments and provide copies of the amended form(s).

(d) Any form changes shall be effective in all Tri-County region jurisdictions on July 1 or January 1 following adoption.

Stat. Auth.: ORS 455.844 & 455.846

Stats. Implemented: ORS 455.844 & 455.846

Hist.: BCD 8-2000, f. 6-15-00, cert. ef. 7-1-00; BCD 20-2003, f. 12-31-03, cert. ef. 1-1-04; BCD 31-2005, f. 12-30-05, cert. ef. 1-1-06

918-050-0030**Standard Tri-County Regional Processes**

All jurisdictions within the Tri-County region shall use uniform processes for permit application, plan review, permit issuance and recording inspections as approved by the division, including, but not limited to:

- (1) Minor labels;
 - (2) Issuing permits when no plan review is required;
 - (3) Recording inspections;
 - (4) Partial permits;
 - (5) Deferred submittals;
 - (6) Over-the-counter permits that require plan review;
- and
- (7) Plan review issue resolution.

Stat. Auth.: ORS 455.844 & 455.846

Stats. Implemented: ORS 455.844 & 455.846

Hist.: BCD 8-2000, f. 6-15-00, cert. ef. 7-1-00; BCD 31-2005, f. 12-30-05, cert. ef. 1-1-06

Uniform Fee Methodology

918-050-0100**Tri-County Regional Fee Methodology for Residential Permits**

All municipalities in the Tri-county region shall use the following methodologies consistent with the terminology of the state building code to calculate permit fees for residential construction.

(1) Plumbing permit fees for new construction include one kitchen and are based on the number of bathrooms, from one to three, on a graduated scale. An additional set fee shall be assessed for each additional bath or kitchen.

(a) An additional fee shall not be charged for the 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.

(b) Fee does not include:

(A) Any storm water retention/detention facility;

(B) Irrigation and fire suppression systems; or

(C) Additional water, sewer and service piping or private storm drainage systems exceeding the first 100 feet.

(c) Additions, alterations and repairs shall be calculated based on the number of fixtures, appurtenances and piping with a set minimum fee.

(2) All mechanical permit fees shall be calculated per appliance and related equipment with a set minimum fee.

(3) Effective July 1, 2007, structural permit fees for new construction and additions shall be calculated using the most current ICC Building Valuation Data Table, multiplied by the square footage of the dwelling to determine the valuation. The valuation shall then be applied to the jurisdiction's fee schedule to determine the permit fee. The plan review fee shall be based on a predetermined percentage of the permit fee as set by the local jurisdiction.

(a) The square footage of a dwelling, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The square footage of carports, covered porches or patios and decks shall be calculated separately at fifty percent of the value of private garages from the most current ICC Building Valuation Data Table.

(b) Permit fees for remodels and alterations shall be calculated using the valuation determined by the fair market value as determined by the building official, and applied to the jurisdiction's fee table.

(4) Additional local administrative fees or other local fees shall not be added to the cost of the building permit, except those administrative fees adopted by a municipality for plan reviews performed by licensed plan reviewers accepted pursuant to ORS 455.465.

Stat. Auth.: ORS 455.046 & 455.048
 Stats. Implemented: ORS 455.046 & 455.048
 Hist.: BCD 9-2000, f. 6-15-00, cert. ef. 10-1-00; BCD 31-2005, f. 12-30-05, cert. ef. 1-1-06; BCD 5-2007, f. 5-11-07, cert. ef. 7-1-07

918-050-0110 Tri-County Regional Fee Methodology for Commercial Permits

All municipalities in the Tri-county region shall use the following methodologies consistent with the terminology of the state building code to calculate permit fees for commercial structures.

(1) Plumbing permit fees shall be calculated based on the number of fixtures and footage of piping with a set minimum fee. The plan review fee shall be calculated separately based on a predetermined percent of the permit fee as set by the local jurisdiction.

(2) Mechanical permit fees shall be determined based on the value of the mechanical equipment and installation costs and applied to the jurisdiction's fee schedule with a set minimum fee. The plan review fee shall be based on a predetermined percentage of the permit fee as set by the local jurisdiction.

(3) Effective July 1, 2007, structural permit fees shall be calculated using the most current ICC

Building Valuation Data Table, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure to determine the valuation, or value as stated by the applicant, whichever is greater, to determine the valuation. The valuation shall then be applied to the jurisdiction's fee schedule to determine the permit fee, with a set minimum fee. When the construction or occupancy type does not fit the ICC Building Valuation Data Table, the valuation shall be determined by the building official with input from the applicant. The plan review fee shall be based on a predetermined percentage of the permit fee as set by the local jurisdiction.

(4) Additional local administrative fees or other local fees shall not be added to the cost of the building permit.

Stat. Auth.: ORS 455.046 & 455.048
 Stats. Implemented: ORS 455.046 & 455.048
 Hist.: BCD 9-2000, f. 6-15-00, cert. ef. 10-1-00; BCD 31-2005, f. 12-30-05, cert. ef. 1-1-06; BCD 5-2007, f. 5-11-07, cert. ef. 7-1-07

918-050-0120 Tri-County Regional Electrical Permit Fees

Electrical Permit fees in the Tri-County region shall be calculated based on the categories, procedures and requirements established in OAR 918-309-0020 to 918-309-0070. Additional local administrative fees or other local fees shall not be added to the cost of the building permit.

Stat. Auth.: ORS 455.844 & 455.846
 Stats. Implemented: ORS 455.844 & 455.846
 Hist.: BCD 9-2000, f. 6-15-00, cert. ef. 10-1-00; BCD 31-2005, f. 12-30-05, cert. ef. 1-1-06

918-050-0130 Tri-County Regional Manufactured Home Siting Permits

(1) All jurisdictions in the Tri-County region shall charge a single fee for the installation and set-up of manufactured homes. This single fee shall include the concrete slab, runners or foundations when they comply with the prescriptive requirements of the **Oregon Manufactured Dwelling and Park Specialty Code**, electrical feeder and plumbing connections and all cross-over connections. Additional local administrative fees or other local fees shall not be added to the cost of the building permit, except those administrative fees adopted by a municipality for plan reviews performed by licensed plan reviewers accepted pursuant to ORS 455.465.

(2) Decks, other accessory structures and foundations that do not comply with the prescriptive requirements of the **Oregon Manufactured Dwelling and Park Specialty Code**, utility connections beyond 30 lineal feet, new electrical services or additional branch circuits, new plumbing and other such items that fall under the building code may require separate permits.

(3) When the jurisdiction has reason to believe that the existing electrical service to a manufactured dwelling may

be unsafe or inadequate, the jurisdiction may require a separate permit to inspect the electrical service.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.844 & 455.846
 Stats. Implemented: ORS 455.844 & 455.846
 Hist.: BCD 9-2000, f. 6-15-00, cert. ef. 10-1-00; BCD 26-2000(Temp), f. 10-4-00, cert. ef. 1-1-01 thru 6-29-01; BCD 31-2000, f. 12-27-00, cert. ef. 1-1-01; BCD 31-2005, f. 12-30-05, cert. ef. 1-1-06

918-050-0140
Residential Fire Suppression Systems

Stand-alone and multi-purpose fire suppression system permit fees charged in the Tri-County region shall each be calculated as separate flat fees based on the square footage of the structure with graduated rates for dwellings with 0 to 2000 square feet, 2001 to 3600 square feet, 3601 to 7200 square feet and 7201 square feet and greater. The permit fee shall be sufficient to cover the costs of inspection and plan review.

Stat. Auth.: ORS 455.844 & 455.846
 Stats. Implemented: ORS 455.844 & 455.846
 Hist.: BCD 19-2001, f. 12-21-01, cert. ef. 4-1-02; BCD 31-2005, f. 12-30-05, cert. ef. 1-1-06

918-050-0150
Medical Gas

Plumbing permit fees for medical gas systems installed in the Tri-County region shall be determined based on the value of installation costs and the system equipment, including but not limited to, inlets, outlets, fixtures and appliances and applied to the jurisdictions fee schedule with a set minimum fee. The plan review fee shall be based on a predetermined percentage of the permit fee as set by the local jurisdiction.

Stat. Auth.: ORS 455.844 & 455.846
 Stats. Implemented: ORS 455.844 & 455.846
 Hist.: BCD 19-2001, f. 12-21-01, cert. ef. 4-1-02; BCD 31-2005, f. 12-30-05, cert. ef. 1-1-06

918-050-0160
Phased Projects

The plan review fee charged in the Tri-County region for a phased project is based on a minimum phasing fee, to be determined by the jurisdiction, plus 10 percent of the total project building permit fee not to exceed \$1,500 for each phase.

Stat. Auth.: ORS 455.842 & 455.846
 Stats. Implemented: ORS 455.842 & 455.846
 Hist.: BCD 11-2002, f. 6-28-02, cert. ef. 7-1-02; BCD 31-2005, f. 12-30-05, cert. ef. 1-1-06

918-050-0170
Deferred Submittals

The fee charged in the Tri-County region for processing and reviewing deferred plan submittals shall be an amount equal to a percentage, to be determined by the local jurisdiction, of the building permit fee calculated according to OAR 918-050-0110(2) and (3) using the value of the particular deferred portion or portions of the project, with a set minimum fee. This fee is in addition to the project plan review fee based on the total project value.

Stat. Auth.: ORS 455.846
 Stats. Implemented: ORS 455.842 & 455.844
 Hist.: BCD 12-2002, f. 6-28-02, cert. ef. 7-1-02; BCD 31-2005, f. 12-30-05, cert. ef. 1-1-06

918-050-0800
Permit Surcharges

(1) A one-percent surcharge will be assessed upon the total permit fees collected pursuant to ORS 455.210(4)(c).

(2) Effective January 1, 2008, a four percent surcharge will be assessed upon the total permit fees collected pursuant to ORS 455.210(4)(d).

Stat. Auth.: ORS 455.044 & 455.210
 Stats. Implemented: ORS 455.044, 455.210
 Hist.: BCD 10-1999(Temp), f. 9-7-99, cert. ef. 10-1-99 thru 3-28-00; BCD 17-1999, f. 12-30-99, cert. ef. 1-1-00; BCD 8-2000, f. 6-15-00, cert. ef. 7-1-00, Renumbered from 918-020-0520; BCD 31-2005, f. 12-30-05, cert. ef. 1-1-06; BCD 11-2007, f. 9-28-07, cert. ef. 1-1-08