

CITY OF CRESWELL

RESOLUTION NO. 2012-21

A RESOLUTION ESTABLISHING AND INCREASING BUILDING CODE FEES FOR THE CITY OF CRESWELL AND RESCINDING RESOLUTION 2006-31

WHEREAS, building permit fees are established by Section 304.1 of Ordinance 375; and

WHEREAS, Section 304.1 of Ordinance 375, as amended by Ordinance No. 440, authorizes the City Council to establish building permit fees by resolution; and

WHEREAS, proper notice of a fee increase for structural, mechanical, and plumbing fees has been given to the State Building Code Division, pursuant to OAR 918-020-0220; and

WHEREAS, at the Council meeting on August 13, 2012, interested members of the public were provided an opportunity to comment on the proposed fee increases, per ORS 294.160.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Creswell, as follows:

Section 1. The fees attached hereto and incorporated herein as Exhibit A, are hereby adopted as the City of Creswell's building code fees, per Section 304.1 of Ordinance No. 375, as amended by Ordinance 440.

Section 2. Repealing Clause. All resolutions which impose building code fees conflicting with the fees imposed herein are hereby repealed.

PASSED BY THE COMMON COUNCIL AND APPROVED BY THE MAYOR THIS 13th day of August, 2012.

Robert A, Hooker, Mayor

ATTEST:

Roberta J. Tharp, City Recorder

EXHIBIT A
To
Resolution No. 2012-21

Building Permit Fees

\$1 to \$500	\$50
\$500 to \$2,000	\$75
\$2,001 to \$50,000	\$75 for the first \$2,000 plus \$8 for each additional \$1,000
\$50,001 to \$100,000	\$459 for the first \$50,000 plus \$5 for each additional \$1,000 or fraction thereof
\$100,001 and above	\$709 for the first \$100,000 plus \$4 for each additional \$1,000 or fraction thereof

Other Inspections and fees:

Inspections outside of normal business hours (min 2 hrs) plus mileage	\$88/hr
Inspection/reinspection fees, each	\$88/hr
Plan review fee (when applicable)	\$65% of permit fee
Fire & life safety plan review (when applicable)	40% of permit fee
Additional plan review required by changes, additions, or revisions	\$88/hr
Deferred submittal fee	\$100
Demolition	\$50

FIRE SPRINKLER PERMITS

Residential Fire Sprinkler Systems

**Fee includes plan review*

Square Footage	Fee
0 to 2,000 SF	\$200.00
2,001 to 3,600 SF	\$250.00
3,601 to 7,200 SF	\$325.00
7,201 SF +	\$410.00

Commercial Fire Sprinkler System

Fee based on valuation of installation costs and system equipment. Refer to Building Permit Fees.

Fire Alarm System

Fee based on valuation of installation costs and system equipment. Refer to Building Permit Fees.

Medical Gas Installation

Fees based on valuation of installation costs and system equipment, including but not limited to, inlets, outlets, fixtures and appliances (rounded up to the nearest dollar).

Total Valuation*	Fee
\$0 to \$5,000	\$100.00
\$5,001 to \$10,000	\$100.00 plus \$1.50 for each additional \$100 or fraction thereof over \$5,000
\$10,001 to \$100,000	\$175.00 plus \$10.20 for each additional \$1,000 or fraction thereof over \$10,000
\$100,001 and more	\$1,195.00 plus \$7.00 for each additional \$1,000 or fraction thereof over 100,000

Minimum permit fee.....	\$100.00
Plumbing plan review*	40 % of the permit fee
*Plan review is required on all Medical Gas installations	
State surcharge.....	12%

Mechanical Permit Fees

One and Two Family Dwellings

For the issuance of each permit Minimum fee	\$75
Electric appliances - furnace, cooling unit, clothes dryer, exhaust fan, kitchen hood	\$20/each
Fuel burning appliances - includes furnaces, wood stove, pellet stove, insert, fireplace	\$50/each
Gas piping system (new or altered) any number of outlets	\$20
All others	\$20/each
Supplemental permit fee or as per above - whichever is greater	\$35

Mechanical equipment for one and two family dwellings includes duct work, control units, thermostats, filter; volume damper; fresh air intakes. Water heaters regulated by plumbing code.

Commercial Fee Schedule

Valuation	Permit Fee
\$1 to \$5,000	\$100
\$5,001 to \$10,000 \$25,000	\$100 plus \$10 for each additional \$1000 (or fraction) over \$5,000
\$10,001 \$25,001 to \$100,000	\$300 plus \$9 for each additional \$1,000 (or fraction) over \$10,000 \$25,000
\$100,001 and above	\$975 plus \$8 for each additional \$1,000 (or fraction) over \$100,000
Plan review fee	25% of permit fees
Deferred submittal + fees	\$100
State surcharge	12% of permit fee

Other Inspections and Fees

Inspection outside of normal business hours (per hour-min. chg. 2 hrs.) plus mileage.	\$88/hr
Re-inspection fees (each)	\$88/hr
Inspection for which no fee is specifically indicated (per hour)	\$88/hr
Additional plan review required by changes, additions or revisions to approved plans (per hour - minimum charge 1 hour)	\$88/hr

Plumbing Permit Fees

New One & Two Family Dwelling

(When purchased as a unit - includes the first 100 ft of water service, sanitary, and storm.)

One bathroom	\$350
Two bathroom	\$470
Three bathroom	\$550
Four or more bathrooms - number of fixtures	20/each

Commercial/Multifamily Units & Residential Remodels

Fixtures	\$20/each
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Fixtures include: water closet, lavatory, tub/shower, sink, bidet, laundry tubs, disposal, dishwasher, clothes washer, water heater, floor sink/drain, trough drain, drinking fountain, hose bibb, sump pump/ejector, urinal, roof drain/overflow, catch basin, interceptor/grease trap, dental units, receptors.

Sanitary Services

First 100 feet	\$80
Each additional 100 feet or fraction thereof	\$45

Storm Services

First 100 feet	\$80
Each additional 100 feet or fraction thereof	\$45

Water Services

First 100 feet	\$80
Each additional 100 feet or fraction thereof	\$45

Demolition-Capping off Sewer, Water, Rain Drain	\$80
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Minimum fee	\$80
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Additional plan review required by changes, additions or revisions to approve plans (minimum charge 1 hour)	\$88/hr
Inspection fee, Re-inspection fee,	\$88/hr
Inspection outside normal business hours (2 hr min charge) plus mileage	\$88/hr

When applicable, a 25% plan review fee will be assessed for commercial installation.

Manufactured Dwelling

\$400.00 installation fee allows three inspections total. These include the stand and lot preparation, all support blocking, flood and wind anchoring devices, perimeter skirting, underfloor access and ventilation, mechanical crossovers and terminations and temporary steps. This fee also includes plumbing connections, and all cross-over connections. Accessory structures, utility connections beyond 30 lineal feet and/or new plumbing may require additional permits. This permit does not include an electrical service or feeder. Separate electrical permit is required.

*Note: All decks 30" above ground, carports, garage, porches, and patios shall be based on valuation of the installation cost and materials. Refer to Building Permit Fees.

State Fee: \$30.00

If more than 30 lineal ft additional plumbing fees apply (refer to Plumbing Permit Fees)

Sanitary Services

Additional 100 feet	\$80
Each additional 100 feet or fraction thereof	\$45

Storm Services

Additional 100 feet	\$80
Each additional 100 feet or fraction thereof	\$45

Water Services

Additional 100 feet	\$80
Each additional 100 feet or fraction thereof	\$45

Manufactured home park and RV park – based on valuation and Building Permit Fee schedule.

Electrical Permit Fees

Residential Per Unit Service Included

1000 sq. ft. or less	\$150
Each additional 500 sq. ft. or portion thereof	\$35
Limited Energy	\$35
Each Manufactured Home or Modular Dwelling Service	\$100

Services or Feeders-Installation, Alteration, Relocation

200 amp or less	\$100
201 amps to 400 amps	\$125
401 amps to 600 amps	\$175
601 amps to 1000 amps	\$275
Over 1000 amps or volts	\$550
Reconnect only	\$80

Temporary Services or Feeders - Installation, Alteration or Relocation

200 amp or less	\$80
201 amps to 400 amps	\$80
401 amps to 600 amps	\$140
601 amps to 1000 volts	\$210
Over 1000 amps volts	\$445

Branch Circuits - New, Alteration, or Extension per Panel

Each branch circuit	\$8
<i>Branch Circuits without purchase of service or feeder fee</i>	
First Branch Circuit	\$80
Each additional branch circuit	\$8

Miscellaneous (service of feeder not incl.)

Each pump or irrigation cycle	\$80
Each sign or outline lighting	\$80
Signal Circuit(s) or a limited energy panel, alteration, or extension	\$80
Each additional inspection over the allowable in any of the above, for those not covered under residential inspections caps, per inspection	\$88

When applicable, plan review charge is 25% of permit fee.

GRADING PERMIT FEES*

50 cubic yards or less	\$75
51 to 100 cubic yards	\$85
101 to 1,000 cubic yards	\$85 for the first 100 cubic yards, plus \$15.50 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards	\$224.50 for the first 1,000 cubic yards, plus \$13.00 for each additional 1,000 cubic yards or fraction thereof.
10,001 to 100,000 cubic yards	\$341.50 for the first 10,000 cubic yards, plus \$59.00 for each additional 10,000 cubic yards or fraction thereof.
100,001 to 200,000 cubic yards or more	\$872.50 for the first 100,000 cubic yards, plus \$32.50 for each additional 10,000 cubic yards or fraction thereof.

Plan review charge of (65%) when applicable.

Other Inspections and Fees:

Inspection outside of normal business hours, per hour (minimum charge—two hours)	\$88/hr
Re-inspection fees	\$88/hr
Inspections for which no fee is specifically indicated, per hour (min charge—1 hour)	\$88/hr

The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

Retaining walls shall be based on Building Fees (page 5)

Solar Panels

PRESCRIPTIVE PATH SYSTEMS: **

Qualifying roof installations on conventional light-frame construction. See checklist on back of this form.

Includes plan review* \$250.00

Re-inspection fee \$88/hr

ENGINEERED SYSTEMS:*

Permit fees are based on the fair market value of the work performed. Indicate the value (rounded to the nearest dollar) of the structural elements for the solar panels, including racking, mounting elements, rails, and the cost of labor to install. The cost of the solar electrical equipment, including collector panels and inverters, shall be excluded from the permit valuation.

Based on valuation of installation costs and materials. Refer to Building Permit Fees.

Plan Review: 65% of Building Permit Fees.

Re-inspection Fee: \$88/hr

*Electrical (Separate Electrical application required)

Solar Panel Fee Determination

Check List for Prescriptive Photovoltaic Installations in accordance with OR Solar Code Section 305.4 Site Plan

- Attach a simple site plan showing the location of the PV system in relation to buildings, structures, property lines, and, as applicable, flood hazard areas.
- System must be shown in sufficient detail to assess whether the requirements of OSISC Section 304.9 or one of the exceptions have been met.

Structural Information

For all Structures; please answer the following questions:

- Is this conventional light framed wood construction? **Yes No (circle one)**
- Does the structure have pre-engineered trusses? **Yes No (circle one)**
OR
- Does structure have roof framing members spaced at 24 inches on center maximum and does it comply with OSISC section 305.4? **Yes No (circle one)**
- Is the weight of the PV modules and racking less than 4.5 pounds per square foot?
Yes No (circle one)
- Is the roofing material metal, single layer wood shingle, or not more than two layers of composition shingle? **Yes No (circle one)**

For Standing Seam Metal Roofs; please answer the following questions:

- Is the metal gauge 26 or heavier? **Yes No (circle one)**
- Clamp design: Are clamps designed to withstand uplift of at least 115 pounds for clamps spaced at 60 inches on center or less or at least 75 pounds for clamps spaced at 48 inches on center or less?
Yes No (circle one)
- Is the spacing of the clamps as measured along the seam less than or equal to 24" o.c.?
Yes No (circle one)
- Is the roofing panel width 18 inches or greater? **Yes No (circle one)**
- Will the roofing panel attachments be at least #10 screws at 24-inches on center?
Yes No (circle one)
- Will the roofing panels be installed over minimum 1/2-inch nominal wood structural panels attached to framing with 8d nails at 6-inches on center at panel edges and 12-inches on center field nailing?
Yes No (circle one)

If you answered "No" to any of these questions, the project may not be submitted using the prescriptive path and you must submit an engineered design.