

RESOLUTION NO. 6478

A RESOLUTION AMENDING THE FEE SCHEDULE FOR CERTAIN BUILDING DIVISION FEES AND REPEALING RESOLUTION NUMBERS 6187, 6180, AND 5891.

WHEREAS, the Oregon Department of Consumer and Business Services, Building Codes Division (BCD) has authority over local jurisdiction's building divisions; and

WHEREAS, BCD periodically modifies requirements related to building permit fees; and

WHEREAS, Exhibit A brings the City of Albany's building permit fee resolution current with state requirements; and

WHEREAS, the modifications required by the state are limited to three areas (multifamily electrical permits, fees for work without permits, and creating separate solar power system permits) and do not result in fee increases; and

WHEREAS, these modifications were implemented in accordance with state requirements and have been in place for more than a year; and

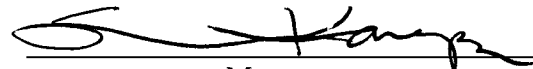
WHEREAS, staff desires bringing Council's Building Fee Resolution current with existing practice and Building Division fee handouts provided to customers.

NOW, THEREFORE, BE IT RESOLVED that the building inspection, electrical inspection, and related permit fees shown in Exhibit A, attached hereto, are adopted by the City of Albany and shall be effective immediately; and

BE IT FURTHER RESOLVED that it is the policy of the City Council that fees for building inspection services will be covered by those who generate the need for such services; and

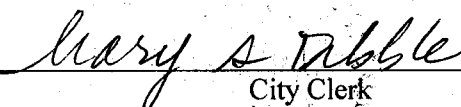
BE IT FURTHER RESOLVED that Resolution Numbers 6187, 6180, and 5891 are hereby repealed.

DATED AND EFFECTIVE THIS 10TH DAY OF FEBRUARY 2016.



Mayor

ATTEST:



City Clerk

CITY OF ALBANY BUILDING PERMIT FEES

1. CONSTRUCTION BUILDING PERMITS:

- Residential buildings are residential structures and their accessory structures which are regulated by the **Oregon Residential Specialty Code (ORSC)**.
- Commercial buildings include all residential structures not regulated by the ORSC and all other structures regulated by the **Oregon Structural Specialty Code (OSSC)**.

Residential & Commercial

Total Valuation**	Residential (ORSC)	Commercial (OSSC)
\$0 to \$25,000	\$60.00* for the first \$2,000 plus \$8.90 for each additional \$1,000 or fraction	\$75.00* for the first \$2,000 plus \$11.10 for each additional \$1,000 or fraction
\$25,001 to \$50,000	\$264.00 for the first \$25,000 plus \$6.60 for each additional \$1,000 or fraction	\$330.00 for the first \$25,000 plus \$8.25 for each additional \$1,000 or fraction
\$50,001 to \$100,000	\$432.00 for the first \$50,000 plus \$5.20 for each additional \$1,000 or fraction	\$540.00 for the first \$50,000 plus \$6.45 for each additional \$1,000 or fraction
\$100,001 and up	\$690.00 for the first \$100,000 plus \$3.90 for each additional \$1,000 or fraction	\$863.00 for the first \$100,000 plus \$4.80 for each additional \$1,000 or fraction

*Maximum of one inspection

**See Valuation table on page 1

Plus 12% state surcharge

Plus Document Charge of \$1.00 per page

Plus Albany School Construction Excise Tax of \$1.00 per square foot for all residential buildings regardless of ORSC or OSSC regulations, and \$0.50 per square foot for all non-residential commercial buildings. The non-residential commercial construction excise tax is limited to \$25,000 per building permit or \$25,000 per structure, whichever is less.

2. ELECTRICAL PERMITS:

RESIDENTIAL PER UNIT:

1000 sq. ft. or less	\$135.00
Each additional 500 sq. ft. or portion.....	\$25.00
Limited energy (in conjunction with above or other permit only).....	\$65.00
Each manufactured home/modular service/feeder.....	\$65.00

In a multifamily dwelling with 3 or more units, OAR 917-309-0030 (5) (b) requires the electrical permit fee to be calculated by taking the square footage of the largest unit in the building and computing the fee. A fee of one half of the first unit fee is applied to all additional units in the building regardless of size. When requesting inspections, OAR 918-309-0030 (1) allows for up to 4 inspections on a residential permit unless otherwise noted. The entire building is required to be ready for inspections or additional inspections charges will be charged.

In a multifamily dwelling with 3 or more units, OAR 918-309-0030 (3) (b) requires the limited energy permit to be calculated in the same method as the overall fee for multi-family residential construction.

SERVICES OR FEEDERS:

Installation, Alterations or Relocation – no circuits included

200 amps or less.....	\$80.00
201 to 400 amps.....	\$95.00
401 to 600 amps.....	\$158.00
601 to 1000 amps.....	\$205.00
1000+ amps or volts.....	\$475.00
Reconnect only	\$65.00

TEMPORARY SERVICES OR FEEDERS:

Installation, Alterations, or Relocation

200 amps or less.....	\$65.00
201 to 400 amps.....	\$86.00
401 to 600 amps.....	\$125.00
601 to 1000 amps.....	\$205.00
1000+ amps or volts	\$475.00

BRANCH CIRCUITS:

New, alteration, or extension per panel

Branch circuits with purchase of service or feeder fee	\$5.50 each
Branch circuits without purchase of service or feeder fee	\$65.00
Each additional	\$5.50

MISCELLANEOUS:

Service or feeder NOT included

Renewable electrical energy systems.....	\$75.00
Pump or irrigation circle	\$65.00
Sign or outline lighting	\$65.00
Signal circuits or limited energy panel, alteration/extensions	\$65.00
Master Label Permit set-up fee	\$100.00
Each Master Label inspection.....	\$75.00/hr (1 hr min.)
Minor Label with corrections.....	\$75.00/hr (1 hr min.)
Fire alarm panel, see Section 3	

ADDITIONAL INSPECTION FEES OVER THE ALLOWABLE IN ANY OF THE ABOVE:

Per inspection or re-inspection when added to an existing permit.....	\$49.00
Miscellaneous hourly fee for inspections.....	\$75.00/hr (1 hr min.)

Plus 12% state surcharge

Plus Document Imaging Charge of \$1.00 per page

PLAN REVIEW FEE:

25% of electrical permit, if required (see application)

3. FIRE ALARM PERMITS:

****Separate electrical permit required in addition:**

Fire alarm control panel\$70.00

SIGNAL INITIATING AND NOTIFICATION TYPES:

Signal initiating devices: detectors, manual pull stations, water flow, tamper switches

1-10\$70.00

11-20\$126.00

Each additional 30 (or fraction thereof).....\$42.00

Notification devices: bells, chimes, strobes, horns, annunciators, etc.

1-10\$70.00

11-20\$126.00

Each additional 30 (or fraction thereof).....\$42.00

Plus 12% state surcharge

Plus Document Imaging Charge of \$1.00 per page

PLAN REVIEW:

40% of fire alarm permit, \$70.00 minimum.

Each permit receives up to 3 rough and up to 2 final inspections, 1 hour each, at no additional charge.

4. FIRE SPRINKLER PERMITS:

Residential Fire Suppression 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

Note: WIRSBO systems require licensed plumber to perform work.

Separate plumbing permit may be required for all systems.

Commercial Fire Suppression Systems

Add/replace valves, attachments or devices\$59.50 each

Fire pump installation or replacement (less than 1000 gpm)\$140.00 each

Fire pump installation or replacement (1000 gpm or more)\$280.00 each

Hood suppression systems (per hood)\$112.00 each

Hydrants (including PIVs)

1 to 3\$252.00

More than 3 \$84.00 each

New, lower/raise, and relocate fire sprinkler heads

1 to 25\$105.00

26 to 50\$175.00

51 to 100\$280.00

101 to 200\$399.00

201 to 300	\$455.00
301 to 500	\$672.00
501 to 1000	\$1,400.00
1001 to 2000	\$2,436.00
2001 to 3000	\$3,150.00
3001 to 4000	\$3,752.00
4001 to 5000	\$3,990.00
5001 to 6000	\$4,200.00
Each 100 heads or fraction thereof over 6000	\$28.00

Each riser	\$70.00
Hydrostatic test (per riser)	\$56.00
Flush test (per test/per riser)	\$56.00
Storage tank (in addition to separate building permit).....	\$210.00
Standpipe or other testing	\$70.00 per staff/hr (\$280.00 min.)

PLAN REVIEW FEE:

40% of fire sprinkler permit (\$70.00 minimum).

Revisions, including field review inspection of as-builts \$70.00/hr (1 hr min.)

Additional inspections/plan review as required by Building Official..... \$70.00/hr

Plus 12% state surcharge

Plus Document Imaging Charge of \$1.00 per page

5. MANUFACTURED HOME PERMITS:

Manufactured home setup.....	\$275.00
plus 12% state surcharge	\$33.00
State fee.....	\$30.00

\$275.00 installation fee allows three inspections total. These include the stand and lot preparation, all support blocking, Earthquake-Resistant Bracing System (ERBS), flood and wind anchoring devices, perimeter skirting, underfloor access and ventilation, mechanical crossovers and terminations and temporary steps. This fee also includes electrical feeder, plumbing connections, and all cross-over connections. Accessory structures, utility connections beyond 30 lineal feet and/or new or additional electrical services or plumbing may require additional permits. This permit does not include an electrical service.

Plus Document Imaging Charge of \$1.00 per page

6. MECHANICAL PERMITS:

**1 & 2 Family Dwelling / Manufactured Dwellings:
New, Additions, Alterations, Repairs, & Accessory Structures**

Minimum permit fee	\$72.00
Gas connections	\$7.00 each
Appliances.....	\$20.00 each
Venting.....	\$10.00 each
Radon mitigation, LP-tank connections and venting, gas fireplace.....	\$30.00 each

Commercial & Multifamily: New, Alterations, Additions, Repairs, & Accessory Structures

The valuation used to determine the commercial mechanical permit fee shall include the value (rounded up to the nearest dollar) of all mechanical materials, equipment, labor, overhead and profit.

Total Valuation**	Fee
\$0 to \$25,000	\$75.00* for the first \$2,000 plus \$11.10 for each additional \$1,000 or fraction
\$25,001 to \$50,000	\$330.00 for the first \$25,000 plus \$8.25 for each additional \$1,000 or fraction
\$50,001 to \$100,000	\$540.00 for the first \$50,000 plus \$6.45 for each additional \$1,000 or fraction
\$100,001 and up	\$863.00 for the first \$100,000 plus \$4.80 for each additional \$1,000 or fraction

*Maximum of one inspection.
**See Valuation table on page 1

Mechanical Plan Review – When required or requested 35% of the permit fee
Plus 12% state surcharge
Plus Document Imaging Charge of \$1.00 per page

7. **MISCELLANEOUS PERMITS/FEES:**

- Moving a building \$140.00
- Demolition..... \$70.00
Plus plumbing fee also assessed if sewer is to be capped
- Change of occupancy \$140.00
plus research fee as needed.....\$70.00/hr
- Deferred Submittal** \$250 minimum
65% of building permit fee calculated using value of deferred portion(s)
(Applies to both separate and combo permits)
Deferrals are defined by plan review staff
- Phased Project** \$70.00 minimum, not to exceed \$1,500 for each phase **plus** \$250.00 application fee.
In addition to regular permit fees, 10% of total project building permit fee for each phase.

** In addition to plan review fees.
- Additional Plan Review due to amendments to the construction documents\$70.00/hr (1 hr min.)
- Inspections for which no fee is specifically indicated.....\$70.00/hr (1 hr min.)
- Compliance inspections.....\$70.00/hr (1 hr min.)
- Re-inspections\$70.00/hr (1 hr min.)
- Investigations: Costs for additional inspections/review/engineering required for investigations needed by the Building Official shall be recovered at cost plus 30% overhead. These activities may include, but are not limited to, actions necessary to issue a new or revised Certificate of Occupancy, costs associated with third-party review, complaint investigation, additional inspections, annual reviews, etc.
- Work without a Permit Actual cost of investigation (\$150 minimum)

- Temporary Certificate of Occupancy:
 - Each 30 days \$200.00
 - 1 & 2 Family Dwellings each 30 days \$75.00
- Expedited Services:
 - Fees are in addition to regular permit fees – see expedited fee application for details.
 - *Please request at time of permit application.
 - Plan review \$75.00 hr/ (2 hr min.)
 - After hours inspections \$75.00 hr/ (2 hr min.)
 - Minor on-site plan review \$75.00 hr/ (2 hr min.)
- Onsite inspector – daily rate \$1,000/ 8 hr block (min.)
- Expired permit reinstatement 50% of current permit fee
 - *Eligibility for reinstatement is determined by the Building Official.

Plus 12% state surcharge

Plus Document Imaging Charge of \$1.00 per page

8. PARKING LOT PERMITS:

New Parking Lot

Spaces	Fee
1 - 25,000 square feet	\$0.06/sq. ft.
25,001 - 99,999 square feet	\$0.04/sq. ft.
100,000 and more square feet	\$0.03/sq. ft.

New parking lot plan review.....65% of permit fee
 Remodel/review \$0.03/sq. ft.
Plus..\$70.00/hr review (2 hour min.)

Re-striping Only

Spaces	Fee
1 – 5 spaces	\$75.00
6+ spaces	\$75.00 base fee + Plus \$70.00/hr (3 hr min.)

Additional consultation and/or inspections as needed..... \$70.00/hr (1 hr min.)

Plus 12% state surcharge

Plus Document Imaging Charge of \$1.00 per page

9. **PLAN REVIEW:**

Residential & Commercial

65% of building permit fee PLUS 40% of plumbing (when required) and 35% of mechanical permit fees for the review of applicable requirements such as limit controls, storm drainage, fixture clearances, ventilation, combustion air, etc. Hourly rate for additional or predevelopment consultation plan review/research is \$70.00 per hour. Additional 40% of building permit fee for fire/life safety on commercial permits.

Plus land use plan review for building permits:

Minimum\$70.00/hr (1/2 hr min.)

Plus floodplain/flood hazard zone review:

5% of building permit fee when project is within flood hazard zone.

Third-party plan review\$70.00/hr (2 hr min.)

Application for alternate materials and methods; or

Review of non-code state-approved items.....\$70.00/hr (2 hr min.)

10. **PLUMBING PERMITS:**

New 1 & 2 Family Dwelling

Fee includes the first 100 ft of water and sewer service, hose bibbs, icemakers, underfloor low-point drains and rain drain packages that include the piping, gutters, downspouts and perimeter system.

Note: A half bath is equivalent to a single bathroom.

One Bathroom & Kitchen	\$313.00
Two Bathrooms & Kitchen.....	\$400.00
Three Bathrooms & Kitchen.....	\$500.00
Each additional Bath/Kitchen	\$75.00

Commercial, Multifamily, Manufactured Dwellings, 1 & 2 Family Dwelling

New*, Additions, Alterations, Repairs, & Accessory Structures

*Excludes 1 & 2 Family Dwelling, see fee schedule above.

Minimum permit fee\$72.00

Each plumbing fixture or items (per fixture or item).....\$19.00

Includes: Absorption valve, clothes washer, dishwasher, drinking fountain, ejectors/sump, expansion tank, floor drain/sink/tub, garbage disposal, hose bibb, icemaker, primer, sewer cap, sink/basin/lavatory, tub/shower/shower pan, urinal, water closet, gas water heater, tankless water heater, backflow preventer (water), backwater valve (storm sewer), other fixtures or items not named above.

Other Plumbing Fees:

Sewer:

First 100 feet\$100.00

For each additional 100 feet or portion.....\$35.00

Water service:

First 100 feet\$100.00

For each additional 100 feet or portion.....\$35.00

Storm and rain drain:

First 100 feet\$100.00

For each additional 100 feet or portion.....\$35.00

Manufactured home space (if not covered by siting fee).....\$72.00
 Plumbing Plan Review – When required or requested 40% of the permit fee
 Minor Label with Corrections.....\$75.00/hr (1 hr min.)

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

*Maximum of one inspection
 **See Valuation table on page 1

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

Plus 12% state surcharge
Plus Document Imaging Charge of \$1.00 per page

11. SIGN PERMITS:

Freestanding, projecting and monument signs (per sq. ft.).....\$0.50
 All other signs (per sq. ft.)\$0.40
 Minimum\$40.00
 Temporary Signs include a base fee of \$50.00 plus \$10.00 per sign
 Structural inspection and review covered under Construction Permits/Plan Review.

Plus Document Imaging Charge of \$1.00 per page

12. SOLAR SYSTEM PERMITS:

PRESCRIPTIVE PATH SYSTEMS:.....\$230.00
 Qualifying roof installations on conventional light-frame construction. Includes plan review and one inspection.
 Additional inspections \$70.00/hr (1 hr min.)

ENGINEERED SYSTEMS Fair Market Value of work performed
 Indicate value of structural elements for the solar panels, including racking, mounting elements, rails and the cost of labor to install. See Fee Schedule table for Building Permit fees.

Plus 12% state surcharge
Plus Document Imaging Charge of \$1.00 per page