

RESOLUTION NO. 2022-37

A Resolution adopting a Building Fee Schedule and repealing all previous resolutions adopting building fee schedules on the effective date of this fee schedule.

RECITALS:

Whereas, per ORS 455.210, the City of McMinnville is authorized to establish full cost recovery fees to administer and manage a building program in the City of McMinnville; and

Whereas, the City desires to adjust fees annually in response to inflationary and program changes; and

Whereas, on May 25, 2021, City Council adopted Resolution No. 2021-34, approving the most recent fee schedule effective, July 1, 2021; and

Whereas, the State of Oregon, Building Codes Division was provided the necessary notice of fee change more than 45 days in advance of the scheduled adoption date.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MCMINNVILLE, OREGON as follows:

1. That the City of McMinnville's Building Fee Schedule will be as established by the fee schedule attached to this Resolution.
2. That this fee schedule will take effect July 1, 2022.

MISCELLANEOUS PROVISIONS:

The attached Building Fee Schedule –

- Assumes full cost recovery. The operating cost of the Building Division is defined as the direct cost of operating the Division and the indirect costs identified in the 2018 Indirect Cost Allocation Plan.
- Generally, fees will increase approximately six percent across all categories.
- Specifically, several new fees are added to address process changes.
 - cost to digitize plans not submitted online
 - inspection surcharge for contracted medical-gas inspection services
 - photo copying and printing charges
 - fee for new and changed address

- The intent of the fee schedule is to maintain a reserve equivalent to no less than six months operating budget.
- The fees identified in the Building Fee Schedule are those charged by the City of McMinnville. Any surcharges or other applicable fees adopted by the State of Oregon or Yamhill County shall be in addition to the above fees.
- The Building Fee Schedule adopted in this resolution shall be the maximum fee schedule for each program and shall not be exceeded without further Council action.

Adopted by the Common Council of the City of McMinnville at a regular meeting held the 14th day of June 2022 by the following votes:

Ayes: Garvin, Geary, Menke, Peralta, Chenoweth

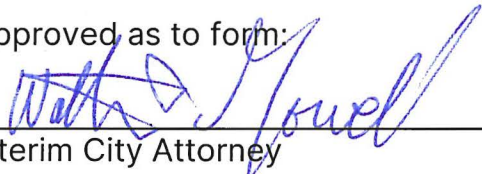
Nays: _____

Approved this 14th day of June, 2022.



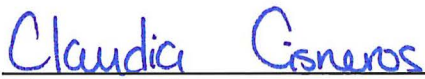
INTERIM MAYOR

Approved as to form:



Interim City Attorney

Attest:



City Recorder

EXHIBITS:

1. Building Fee Schedule, July 1, 2022

CONSTRUCTION EXCISE TAX – AFFORDABLE HOUSING

Adopted by Ordinance No. 5112, April 26, 2022

TYPE OF APPLICATION	FEE
Commercial Improvements	1% of valuation
Industrial Improvements	1% of valuation
Residential Improvements	1% of valuation

"Improvement" means a permanent addition to, or modification of, real property resulting in a new structure, additional square footage to an existing structure, or addition of living space to an existing structure

Exemptions

1. Private school improvements.
2. Public improvements as defined in ORS 279A.010 (Definitions for Public Contracting Code).
3. Residential housing that is guaranteed to be affordable, under guidelines established by the United States Department of Housing and Urban Development, to households that earn no more than 80 percent of the median household income for the area in which the construction tax is imposed, for a period of at least 60 years following the date of construction of the residential housing.
4. Public or private hospital improvements.
5. Improvements to religious facilities primarily used for worship or education associated with worship.
6. Agricultural buildings, as defined in ORS 455.315 (Exemption of agricultural buildings, agricultural grading and equine facilities) (2)(a).
7. Facilities that are operated by a not-for-profit corporation and that are:
 - a. Long term care facilities, as defined in ORS 442.015 (Definitions);
 - b. Residential care facilities, as defined in ORS 443.400 (Definitions for ORS 443.400 to 443.455); or
 - c. Continuing care retirement communities, as defined in ORS 101.020 (Definitions).
8. Residential housing being constructed on a lot or parcel of land to replace residential housing on the lot or parcel of land that was destroyed or damaged by wildfire or another event or circumstance that is the basis for a state of emergency declared under ORS 401.165 or 401.309 or for the exercise of authority under ORS 476.510 to 476.610.

---End---

EXHIBIT 1 – Resolution No. 2022-37

\$100,001 and above	\$1045.05 for first \$100,000 plus \$9.00 for each additional \$1,000 or fraction thereof
Residential Fire Suppression – Standalone System 13R, fee includes plan review <i>[See Structural Fee section for Continuous Loop/Multipurpose System 13R]</i>	
Square Footage of Area to be Covered	
0 – 2000 sq ft	\$196.00
2001 – 3600 sq ft	\$276.00
3601 - 7200 sq ft	\$295.00
7201 sq ft and greater	\$343.44
OTHER PLUMBING FEES	PROPOSED FEE
Plumbing Plan Review	40% of plumbing permit fee
Med-gas surcharge for contracted inspection service	\$200/inspection payable prior to approval of final inspection
Re-piping in-building water supply lines	\$164 for first floor, including basement \$41 for each additional story excluding basement
Additional Plan Review – per hour	\$82.00/hour
Reinspection – per each	\$82.00/each
Each additional inspection, above allowable – per each	\$82.00/each
Inspections for which no fee is specifically indicated (as required) – per hour	\$82.00/hour
Inspection outside of normal business hours – per hour	\$123.00/hour (minimum of 2 hour)
Investigation Fee – hourly	\$82.00/hour (minimum of 2 hour)

COMMERCIAL MECHANICAL FEES TABLE	
Valuation	FEE
\$0 - \$5,000	\$1-\$1,000 \$61.85 \$1,001-\$5,000 \$61.85 for the first \$1,000 plus \$1.80 for each additional \$100 or fraction thereof, to and including \$5,000.
\$5,001 - \$10,000	\$5,001-\$10,000 \$145.18 for the first \$5,000 plus \$11.25 for each additional \$1,000, or fraction thereof, to and including \$10,000
\$10,001 - \$100,000	\$10,001-\$50,000 \$200.29 for the first \$10,000 plus \$10.12 for each additional \$1,000 or fraction thereof, to and including \$50,000 \$50,001-\$100,000 \$604.08 for the first \$50,000 plus \$9.00 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 and above	\$1045.05 for first \$100,000 plus \$9.00 for each additional \$1,000 or fraction thereof
OTHER MECHANICAL FEES	FEE
Mechanical Plan Review	50% of mechanical permit fee
Additional Plan Review-per hour	\$82.00/hour
Reinspection – per each	\$82.00/per each
Each additional inspection, above allowable – per each	\$82.00/per each
Inspections for which no fee is specifically – per each indicated (as required)	\$82.00/hour, minimum 1 hour
Investigation Fee – hourly	\$82.00/hour (minimum of 2 hour)
Mechanical Minimum Permit Fee	\$57.00

PLUMBING FEES

RESIDENTIAL NEW CONSTRUCTION	FEE
1 Bath	\$82.00
2 Bath	\$123.00
3 Bath	\$164.00
Additional Bathroom	\$40.00
Additional Kitchen	\$40.00
COMMERCIAL AND NON-NEW RESIDENTIAL	FEE
Sanitary Sewer - First 100 feet or less	\$45.00
Sanitary Sewer - Each additional 100 feet or fraction thereof	\$37.00
Storm – first 100 feet or less	\$45.00
Storm – Each additional 100 feet or fraction thereof	\$37.00
Water – first 100 feet or less	\$45.00
Water – Each additional 100 feet or fraction thereof	\$37.00

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Seismic Hazard Plan Check Fee (authorized by ORS 455.447(3))	1% of total structure and mechanical specialty code fees for essential and hazardous facilities, and major and special occupancy structures.
Temporary Certificate of Occupancy	\$170.00
Structural Minimum Permit Fee	\$143.00
Residential Fire Suppression – Standalone System 13R, fee includes plan review [See Plumbing Fee section for Continuous Loop/Multipurpose System 13D]	
Square Footage of Area to be Covered	
0 – 2000 sq ft	\$196.00
2001 – 3600 sq ft	\$276.00
3601 - 7200 sq ft	\$295.00
7201 sq ft and greater	\$343.00
Commercial Fire Suppression	Fee as per Structural Permit Fee table by valuation sprinkler system
Solar Permit – Prescriptive Path System, fee includes initial plan review	\$164.00
Solar Permit – Non-Prescriptive Path System	Fee as per Structural Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails, and the cost of labor to install. Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.
Investigation Fee – hourly	\$82.00/hour (minimum of 2 hour)

MANUFACTURED DWELLING FEES

MFD DWELLING PLACEMENT	FEE
Manufactured Dwelling Placement Fee *	\$242.00
State (Cabana) Fee	\$30.00
Manufactured Home Awning	Fee as per Structural Permit Fee table by valuation, incurs State Surcharge
Manufactured Home Alteration	Fee as per Structural Permit Fee table by valuation, incurs State Surcharge
Investigation Fee	\$82.00/hour (minimum of 2 hour)
<i>* Includes the concrete slab, runners or foundations that are prescriptive, plumbing connections, and all cross-over connections and up to 30 lineal feet of site utilities. Decks, other accessory structures, and foundations that are not prescriptive, utility connections beyond 30 lineal feet, new electrical services or additional branch circuits, and new plumbing - may require separate permits. All decks 30" above ground, carports, garages, porches, and patios are based on valuation and may also require separate permits.</i>	
-- See Structural schedule by valuation for non-dwelling modular structure placements	
MANUFACTURED DWELLING/RV PARKS – AREA DEVELOPMENT PERMIT (ADP)	
The Area Development Permit fee to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Park & Organizational Camp – and applying the valuation amount to the Structural Permit Fee table included in this schedule.	