

RESOLUTION NO. 2023-26

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, 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, 2023.

Adopted by the Common Council of the City of McMinnville at a regular meeting held the 27th day of June 2023 by the following votes:

Ayes: Garvin, Geary, Menke, Payne

Nays: Chenoweth

Approved this 27th day of June, 2023.


MAYOR

Approved as to form:


CITY ATTORNEY


CITY RECORDER

EXHIBITS:

- Building Fee Schedule, July 1, 2023

Building Fee Schedule, Effective July 1, 2023

STRUCTURAL FEES

STRUCTURAL PERMIT

Project Valuation:

According to Oregon Administrative Rule 918-050-0100

New Construction, Residential:

The valuation is determined using the ICC Building Valuation Data Table current as of April 1 of each year, multiplied by the square footage of the dwelling, addition, garage, or accessory structure. Project value is then applied to the table below to determine the building permit fee.

- Residential carports, covered porches, patios and decks use 50% of the value of a private garage ("utility, miscellaneous") from the valuation table.

New Construction, Commercial:

The valuation is the higher of:

1. The valuation based on the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure; or
2. The value stated by the applicant.

Project value is then applied to the table below to determine the building permit fee.

Alteration or Repair:

Based on the fair market value as determined by the building official, and then applying the valuation to the fee schedule below.

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.

Use total value of construction work determined above to calculate the Building Permit fee below:

Valuation	CURRENT FEE	PROPOSED FEE
\$1 - \$500	\$18.74	\$19.68
\$501 - \$2,000	\$18.74 for the first \$500 plus \$2.44 for each additional \$100 or fraction thereof, to and including \$2,000	\$19.68 for the first \$500 plus \$2.56 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$55.34 for the first \$2,000 plus \$11.16 for each additional \$1,000 or fraction thereof to and including \$25,000.	\$58.08 or the first \$2,000 plus \$11.72 for each additional \$1,000 or fraction thereof to and including \$25,000.
\$25,001 - \$50,000	\$312.02 for the first \$25,000 plus \$5.58 for each additional \$1,000 or fraction thereof to and including \$50,000.	\$327.64 for the first \$25,000 plus \$5.86 for each additional \$1,000 or fraction thereof to and including \$50,000.
\$50,001 - \$100,000	\$451.52 for the first \$50,000 plus \$5.58 for each additional \$1,000 or fraction thereof to and including \$100,000.	\$474.14 for the first \$50,000 plus \$5.86 for each additional \$1,000 or fraction thereof to and including \$100,000.

\$100,001 - \$500,000	\$730.52 for the first \$100,000 plus \$4.21 for each additional \$1,000 or fraction thereof to and including \$500,000.	\$767.14 for the first \$100,000 plus \$4.42 for each additional \$1,000 or fraction thereof to and including \$500,000.
\$500,001-\$1,000,000	\$2414.52 for the first \$500,000 plus \$3.78 for each additional \$1,000 or fraction thereof to and including \$1,000,000.	\$2535.14 for the first \$500,000 plus \$3.96 for each additional \$1,000 or fraction thereof to and including \$1,000,000.
\$1,000,001 and above	\$4304.52 for the first \$1,000,000 plus \$2.90 for each additional \$1,000 or fraction thereof.	\$4515.14 for the first \$1,000,000 plus \$3.05 for each additional \$1,000 or fraction thereof.
OTHER STRUCTURAL FEES	PROPOSED FEE	
Structural Plan Review	65% of structural permit fee	65% of structural permit fee
Fire Life Safety Plan Review	40% of structural permit fee	40% of structural permit fee
Additional Plan Review after initial review	\$82.00/hour (min of ½ hour)	\$86.00/hour (min of ½ hour)
Reinspection – per each	\$82.00 each	\$86.00 each
Each additional inspection, above allowable – per each	\$82.00 each	\$86.00 each
Inspections for which no fee is specifically indicated (as required) - hourly	\$82.00 / hour	\$86.00 / hour
Inspection outside of normal business hours - hourly	\$123.00/hour (minimum of 2 hour)	\$129.00/hour (minimum of 2 hour)
Deferred Submittal Plan Review Fee – in addition to project plan review fees	Hourly plan review with \$170.00 minimum	Hourly plan review with \$179.00 minimum
Phased Project Plan Review Fee – in addition to project plan review fees	\$282.00 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1686.00 per phase	\$296.00 minimum per phase plus 10% of the TOTAL project building permit fee not to exceed \$1770.00 per phase
Structural demolition – complete demolition, not subject to State Surcharge	\$118.00	\$124.00
Structural alteration (<u>not</u> demo) – partial, soft, interior	Fee as per Structural Permit Fee table by valuation.	Fee as per Structural Permit Fee table by valuation.
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.	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	\$179.00
Change of Occupancy Minimum charge		\$300
Structural Minimum Permit Fee	\$143.00	\$150.00

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	\$206.00
2001 – 3600 sq ft	\$276.00	\$290.00
3601 - 7200 sq ft	\$295.00	\$310.00
7201 sq ft and greater	\$343.00	\$360.00
Commercial Fire Suppression	Fee as per Structural Permit Fee table by valuation sprinkler system	Fee as per Structural Permit Fee table by valuation of sprinkler system
Solar Permit – Prescriptive Path System, fee includes initial plan review	\$164.00	\$172.00
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. <i>Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.</i>	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. <i>Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.</i>
Investigation Fee – hourly	\$82.00/hour (minimum of 2 hour)	\$86.00/hour (minimum of 2 hour)

MANUFACTURED DWELLING FEES

MFD DWELLING PLACEMENT	CURRENT FEE	PROPOSED FEE
Manufactured Dwelling Placement Fee *	\$242.00	\$254.00
State (Cabana) Fee	\$30.00	
State Code Development and Training and Monitoring fee 918-500-0105(5)		\$30.00 passed on to State BCD
Manufactured Home Awning	Fee as per Structural Permit Fee table by valuation, incurs State Surcharge	
Manufactured Home Accessory Buildings or Structures		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	Fee as per Structural Permit Fee table by valuation, incurs State Surcharge
Investigation Fee	\$82.00/hour (minimum of 2 hour)	\$86.00/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.		

MECHANICAL FEES

RESIDENTIAL MECHANICAL	CURRENT FEE	PROPOSED FEE
Air conditioner	\$57.00	\$60.00
Air handling unit of up to 10000 cfm	\$57.00	\$60.00
Air handling unit 10001 cfm and over	\$57.00	\$60.00
Appliance of piece of equipment regulated by code but no classified in other appliance categories	\$57.00	\$60.00
Attic or crawl space fans	\$57.00	\$60.00
Chimney/liner/flue/vent	\$57.00	\$60.00
Clothes dryer exhaust	\$57.00	\$60.00
Decorative gas fireplace	\$57.00	\$60.00
Evaporative cooler other than portable	\$57.00	\$60.00
Floor furnace, including vent	\$57.00	\$60.00
Flue vent for water heater or gas fireplace	\$57.00	\$60.00
Furnace – greater than 100000 BTU	\$57.00	\$60.00
Furnace – up to 100000 BTU	\$57.00	\$60.00
Furnace/burner including duct work/vent/liner	\$57.00	\$60.00
Gas or wood fireplace/insert	\$57.00	\$60.00
Gas fuel piping outlets	\$57.00 (1-4 Outlets) \$17 for each additional outlet in excess of 4	\$60.00 (1-4 Outlets) \$17 for each additional outlet in excess of 4
Heat pump	\$57.00	\$60.00
Hood served by mechanical exhaust, including ducts for hood	\$57.00	\$60.00
Hydronic hot water system	\$57.00	\$60.00
Installation or relocation domestic/type incinerator	\$57.00	\$60.00
Mini split system	\$57.00	\$60.00
Oil tank/gas diesel generators	\$57.00	\$60.00
Pool or spa heater, kiln	\$57.00	\$60.00
Range hood/other kitchen equipment	\$57.00	\$60.00
Repair, alteration, or addition to mechanical appliance including installation of controls	\$57.00	\$60.00
Suspended heater, recessed wall heater, or floor mounted heater	\$57.00	\$60.00
Ventilation fan connected to single duct	\$57.00	\$60.00

Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$57.00	\$60.00
Water heater	\$57.00	\$60.00
Wood/pellet stove	\$57.00	\$60.00
Other heating/cooling	\$57.00	\$60.00
Other fuel appliance	\$57.00	\$60.00
Other environment exhaust/ventilation	\$57.00	\$60.00
Ductwork – no appliance/fixture		\$60.00
Radon mitigation		\$60.00
If a plan check is required	65% of mechanical permit fee with a \$225.00 minimum.	65% of mechanical permit fee with a \$236.00 minimum.

COMMERCIAL MECHANICAL FEES TABLE		
Valuation	CURRENT FEE	PROPOSED FEE
\$1-\$1,000	\$61.85	\$64.94
\$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.	\$64.94 for the first \$1,000 plus \$1.89 for each additional \$100 or fraction thereof, to and including \$5,000.
\$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	\$140.54 for the first \$5,000 plus \$11.81 for each additional \$1,000, or fraction thereof, to and including \$10,000
\$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	\$199.59 for the first \$10,000 plus \$10.63 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.	\$624.79 for the first \$50,000 plus \$9.45 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	\$1097.29 for first \$100,000 plus \$9.45 for each additional \$1,000 or fraction thereof
OTHER MECHANICAL FEES	PROPOSED FEE	PROPOSED FEE
Additional Plan Review-per hour	\$82.00/hour	\$86.00/hour
Reinspection – per each	\$82.00/per each	\$86.00/per each
Each additional inspection, above allowable – per each	\$82.00/per each	\$86.00/per each
Inspections for which no fee is specifically – per each indicated (as required)	\$82.00/hour, minimum 1 hour	\$86.00/hour, minimum 1 hour
Investigation Fee – hourly	\$82.00/hour (minimum of 2 hour)	\$86.00/hour (minimum of 2 hour)
Mechanical Minimum Permit Fee	\$57.00	\$60.00

PLUMBING FEES

RESIDENTIAL NEW CONSTRUCTION	CURRENT FEE	PROPOSED FEE
1 Bath	\$82.00	\$86.00
2 Bath	\$123.00	\$129.00
3 Bath	\$164.00	\$172.00
Additional Bathroom	\$40.00	\$42.00
Additional Kitchen	\$40.00	\$42.00
COMMERCIAL AND NON-NEW RESIDENTIAL	CURRENT FEE	PROPOSED FEE
Sanitary Sewer - First 100 feet or less	\$45.00	\$47.00
Sanitary Sewer - Each additional 100 feet or fraction thereof	\$37.00	\$39.00
Storm – first 100 feet or less	\$45.00	\$47.00
Storm – Each additional 100 feet or fraction thereof	\$37.00	\$39.00
Water – first 100 feet or less	\$45.00	\$47.00
Water – Each additional 100 feet or fraction thereof	\$37.00	\$39.00
FIXTURES – FEE PER EACH	CURRENT FEE	PROPOSED FEE
Absorption valve	\$57.00	\$60.00
Backflow preventer	\$57.00	\$60.00
Backwater valve	\$57.00	\$60.00
Catch basin or area drain	\$57.00	\$60.00
Clothes washer	\$57.00	\$60.00
Dishwasher	\$57.00	\$60.00
Drinking fountain	\$57.00	\$60.00
Ejectors/sump pump	\$57.00	\$60.00
Expansion tank	\$57.00	\$60.00
Fixture cap	\$57.00	\$60.00
Floor drain/floor sink/hub drain	\$57.00	\$60.00
Garbage disposal	\$57.00	\$60.00
Hose bib	\$57.00	\$60.00
Ice maker	\$57.00	\$60.00
Primer	\$57.00	\$60.00
Sink/basin/lavatory	\$57.00	\$60.00
Stormwater facility	\$57.00	\$60.00
Swimming pool piping	\$57.00	\$60.00
Tub/shower/shower pan	\$57.00	\$60.00
Urinal	\$57.00	\$60.00
Water closet	\$57.00	\$60.00
Water heater	\$57.00	\$60.00
Other – plumbing	\$57.00	\$60.00
Alternate potable water heating system	\$57.00	\$60.00
Interceptor/grease trap	\$57.00	\$60.00
Manholes	\$57.00	\$60.00

Roof drain (commercial)	\$57.00	\$60.00
Trench drain		\$60.00

PLUMBING, MEDICAL GAS – fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures and appliances ***see inspection surcharge below***		
Valuation	CURRENT FEE	PROPOSED FEE
\$1-\$1,000	\$61.85	\$64.94
\$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.	\$64.94 for the first \$1,000 plus \$1.89 for each additional \$100 or fraction thereof, to and including \$5,000.
\$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	\$140.54 for the first \$5,000 plus \$11.81 for each additional \$1,000, or fraction thereof, to and including \$10,000
\$10,001 - \$100,000	\$200.29 for the first \$10,000 plus \$10.12 for each additional \$1,000 or fraction thereof, to and including \$50,000	\$199.59 for the first \$10,000 plus \$10.63 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.	\$624.79 for the first \$50,000 plus \$9.45 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	\$1097.29 for first \$100,000 plus \$9.45 for each additional \$1,000 or fraction thereof
Residential Fire Suppression – Standalone System 13R, fee includes plan review [See Structural Fee section for Continuous Loop/Multipurpose System 13R]		
Square Footage of Area to be Covered		
0 – 2000 sq ft	\$196.00	\$206.00
2001 – 3600 sq ft	\$276.00	\$290.00
3601 - 7200 sq ft	\$295.00	\$310.00
7201 sq ft and greater	\$343.44	\$360.00
OTHER PLUMBING FEES	CURRENT FEE	PROPOSED FEE
If a plan check is required	65% of plumbing permit fee with a \$225.00 minimum.	65% of plumbing permit fee with a \$236.00 minimum.
Med-gas surcharge for contracted inspection service	\$200/inspection payable prior to approval of final inspection	\$210/inspection payable prior to approval of final inspection
1 & 2 Family repiping in-building water supply lines	\$164 for first floor, including basement \$41 for each additional story excluding basement	\$172.00 for first floor, including a basement \$43 for each additional story excluding basement
Additional Plan Review – per hour	\$82.00/hour	\$86.00/hour
Reinspection – per each	\$82.00/each	\$86.00/each
Each additional inspection, above allowable – per each	\$82.00/each	\$86.00/each

Inspections for which no fee is specifically indicated (as required) – per hour	\$82.00/hour	\$86.00/hour
Inspection outside of normal business hours – per hour	\$123.00/hour (minimum of 2 hour)	\$129.00/hour (minimum of 2 hour)
Investigation Fee – hourly	\$82.00/hour (minimum of 2 hour)	\$86.00/hour (minimum of 2 hour)

EXCAVATION FEES

Grading Plan Review	CURRENT FEE	PROPOSED FEE
50 cubic yards or less	\$75.00	\$79.00
51 to 100 cubic yards	\$85.00	\$89.00
101 to 1,000 cubic yards	\$105.00	\$110.00
1,001 to 10,000 cubic yards	\$155.00	\$163.00
10,001 to 100,000 cubic yards	\$155 for the first 10,000 cubic yards plus \$50.00 for each additional 10,000 cubic yards or fraction thereof	\$163.00 for the first 10,000 cubic yards plus \$53.00 for each additional 10,000 cubic yards or fraction thereof
100,001 cubic yards or more	\$605.00 for the first 100,000 plus \$10.00 for each additional 10,000 cubic yards or fraction thereof	\$640.00 for the first 100,000 plus \$11.00 for each additional 10,000 cubic yards or fraction thereof
Grading Permit	CURRENT FEE	PROPOSED FEE
50 cubic yards or less	\$75.00	\$79.00
51 to 100 cubic yards	\$85.00	\$89.00
101 to 1,000 cubic yards	\$155.00	\$163.00
1,001 cubic yards or more	\$155.00 for the first 1,000 cubic yards plus \$20.00 for each additional 1,000 cubic yards or fraction thereof	\$163.00 for the first 1,000 cubic yards plus \$21.00 for each additional 1,000 cubic yards or fraction thereof

MISC FEES

TYPE OF APPLICATION	CURRENT FEE	PROPOSED FEE
Permit Reinstatement fee – to renew already expired permit for which no changes have been made to the original plans and specifications. Renewal is discretionary by the Building Official	\$28.00 (Reinstate up to 60 days of expiration) plus state surcharge. The renewal fee for a permit expired 61 days or more shall be one half the amount required for a new permit.	\$29.00 (Reinstate up to 60 days of expiration) plus state surcharge. The renewal fee for a permit expired 61 days or more shall be one half the amount required for a new permit.
Investigation Fee – hourly	\$82.00/hour (minimum of 2 hour)	\$86.00/hour (minimum of 2 hour)
Inspection outside of normal business hours – per hour	\$123.00/hour (minimum of 2 hour)	\$129.00/hour (minimum of 2 hour)
Permit Extension fee – to extend expiration on active permit; not subject to State Surcharge	\$82.00	\$86.00
Copy/print fees: Up to 11" x 17" Oversized prints	\$0.25 each side Time & materials	\$0.25 each side Time & materials
Digitizing paper plans	\$82.00/hour (minimum ½ hour)	\$86.00/hour (minimum ½ hour)
Returned Check fee (NSF)	Refer to City policy	Refer to City policy
Master Plans – Structural – setup fee	\$328.00	\$344.00
Master Plans – Structural – Initial review	65% of structural permit fee	65% of structural permit fee
Master Plans – Structural – second and subsequent reviews	10% of structural permit fee	20% of structural permit fee
Seismic Surcharge – Structural/Mechanical – review required on all essential structures	1% of building permit fee	1% of building permit fee
Refund processing fee – not subject to State Surcharge	\$82.00	\$86.00
Scanning & oversized prints		
Address fee for new or changed address	\$35/address	\$37/address
House relocation permit application	\$500.00	\$525.00
Refundable deposit for house relocation permit	\$5,000	\$5,250.00

---End---