

RESOLUTION NO. 2018-62

A Resolution adopting a Building Fee Schedule and repealing all previous resolutions adopting building fee schedules.

RECITALS:

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

In May, 2018, the Oregon Building Codes Division informed the City of McMinnville that the City's Building Fee Schedule was outdated and needed to be updated; and

From May – November, 2018, the City of McMinnville worked with Capital Accounting Partners, LLC and the Oregon Building Codes Division to update the Building Fee Schedule; and

In August, 2018, the City of McMinnville hosted a meeting with the development community to discuss the results of the fee schedule evaluation.

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 be adopted by the City of McMinnville on January 25, 2019, after 45-day notice to the Oregon Building Codes Division.
3. That this fee schedule will take effect January 28, 2019.

MISCELLANEOUS PROVISIONS:

The attached Building Fee Schedule –

- Assumes 100% 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.
- Retains a plan review fee of 65% of the building permit fee.
- Builds a 6 month reserve over five years.
- The intent of the fee schedule is to maintain a reserve equivalent to 6 – 12 months operating budget. When the reserve account exceeds or does not meet the annual operating budget by more than 25%, adjustments to the fee schedule will be made.
- 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 fee schedule adopted in this resolution shall be the maximum fee schedule for each program and shall not be exceeded without further Council action.
- All structural permits will use valuation as determined by the ICC Valuation Table current as of April 1 of each, when applicable as per OAR 918-050-0000 and OAR 918-309-0020 thru 0070.

Adopted by the Common Council of the City of McMinnville at a regular meeting held the 11th day of December, 2018 by the following votes:

Ayes: Drabkin, Garvin, Menke, Peralta, Ruden, Stassens

Nays: _____

Approved this 11th day of December, 2018.

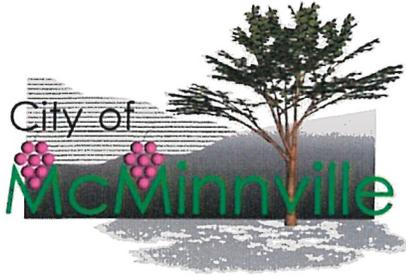


MAYOR

Approved as to form:



CITY ATTORNEY



City of McMinnville
Building Division
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BUILDING FEE SCHEDULE (Effective 1/28/18):

The Building Division of the City of McMinnville administers State of Oregon building codes which provide uniform standards that ensure newly residential and commercial construction is safe for residents to occupy. Building fees include structural, mechanical and plumbing charges. Fees are applicable to commercial, industrial, and residential properties unless otherwise specified. The final determination of valuation, occupancy, and/or construction type under any of the provision of this order shall be made by the Building Official.

A State Surcharge fee of 12 % is applied to all building permit types issued in the State of Oregon, and is additive to this fee schedule.

Building permit fees for qualifying affordable housing projects per McMinnville Municipal Code, Section 3.10.060, are reduced by 50% (Resolution No. 2016-81).

STRUCTURAL PERMIT FEES

Project Valuation:

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 on the next page to determine the building permit fee.

Alteration or Repair:

The permit fees are calculated based on the fair market value* of all construction work for which the permit is issued.

Definition of Valuation: The valuation to be used in computing the permit fee and plan check fee shall be the total value of all construction work, excluding fire systems, for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, and other permanent work or equipment, and the contractor’s profit.

Use total value of construction work determined above to calculate the Building Permit on the next page:

STRUCTURAL PERMIT FEES	
VALUATION	FEE
\$1 - \$500	\$16.66
\$501 - \$2,000	\$501 - \$2000 \$16.66 for the first \$500 plus \$2.16 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$50,000	\$2,001 - \$25,000 – \$49.06 for the first \$2,000 plus \$9.92 for each additional \$1,000 or fraction thereof to and including \$25,000. \$25,001 - \$50,000 – \$277.22 for the first \$25,000 plus \$4.96 for each additional \$1,000 or fraction thereof to and including \$50,000.
\$50,001 - \$500,000	\$50,001 - \$100,000 \$401.22 for the first \$50,000 plus \$4.96 for each additional \$1,000 or fraction thereof to and including \$100,000 \$100,001-\$500,000 \$649.22 for the first \$100,000 plus \$3.97 for each additional \$1,000 or fraction thereof to and including \$500,000
\$500,001 and above	\$500,001-\$1,000,000 \$2,237.22 for the first \$500,000 plus \$3.37 for each additional \$1,000 or fraction thereof to and including \$1,000,000 \$1,000,001 Plus \$3,922.22 for the first \$100,000 plus \$2.58 for each additional \$1,000 or fraction thereof

OTHER STRUCTURAL FEES	FEE
Structural Plan Review	65% of structural permit fee
Additional Plan Review – hourly*	\$73.00/hour (minimum of ½ hour)
<i>*For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.</i>	
Fire Life Safety Plan Review	40% of structural permit fee
Reinspection – per each	\$73.00
Each additional inspection, above allowable – per each	\$73.00
Inspections for which no fee is specifically indicated (as required) – hourly	\$73.00/hour
Inspection outside of normal business hours – hourly	\$110.00/hour (minimum of 2 hours)
Deferred Submittal Plan Review Fee – in addition to project plan review fees	65% of the building permit fee calculated using the value of the deferred portion with a \$150 minimum
Phased Project Plan Review Fee – in addition to project plan review fees	\$250.00 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1500.00 per phase
Structural demolition – complete demolition, not subject to State Surcharge	\$105.00
Structural alteration (<u>not</u> demo) – partial, soft, interior	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.
Temporary Certificate of Occupancy	\$150.00.
Structural Minimum Permit Fee	\$127.00
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	\$174.78
2001 – 3600 sq ft	\$245.00
3601 - 7200 sq ft	\$262.17
7201 sq ft and greater	\$305.86
Commercial Fire Suppression	Fee as per Structural Permit Fee table by valuation
Solar Structural Installation Permit – separate Electrical Permit application is required.	
Solar Permit – Prescriptive Path System, fee includes initial plan review	\$145.65
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>
INVESTIGATION FEES	FEE
Investigation Fee – hourly	\$73.00/hour (minimum of 2 hours)

MANUFACTURED DWELLING PERMIT FEES

MANUFACTURED DWELLING PLACEMENT FEES	FEE
Manufactured Dwelling Placement Fee *	\$215.00
State (Cabana) Fee	\$33.00
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	\$73.00/hour
* Includes the concrete slab, runners or foundations that are prescriptive, electrical feeder and 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.	
-- See Structural schedule by valuation for non-dwelling modular 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 PERMIT FEES

RESIDENTIAL	FEE
Air conditioner	\$66.00
Air handling unit of up to 10000 cfm	\$66.00
Air handling unit 10001 cfm and over	\$66.00
Appliance of piece of equipment regulated by code but no classified in other appliance categories	\$50.00
Attic or crawl space fans	\$50.00
Chimney/liner/flue/vent	\$50.00
Clothes dryer exhaust	\$50.00
Decorative gas fireplace	\$50.00
Evaporative cooler other than portable	\$50.00
Floor furnace, including vent	\$50.00
Flue vent for water heater or gas fireplace	\$50.00
Furnace – greater than 100000 BTU	\$50.00
Furnace – up to 100000 BTU	\$50.00
Furnace/burner including duct work/vent/liner	\$70.00
Gas or wood fireplace/insert	\$70.00
Gas fuel piping outlets	\$66.00 (1-4 Outlets) \$15 each additional outlet
Heat pump	\$50.00
Hood served by mechanical exhaust, including ducts for hood	\$50.00
Hydronic hot water system	\$50.00
Installation or relocation domestic/type incinerator	\$66.00
Mini split system	\$50.00
Oil tank/gas diesel generators	\$50.00
Pool or spa heater, kiln	\$50.00
Range hood/other kitchen equipment	\$50.00
Repair, alteration, or addition to mechanical appliance including installation of controls	\$50.00
Suspended heater, recessed wall heater, or floor mounted heater	\$50.00
Ventilation fan connected to single duct	\$50.00
Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$50.00
Water heater	\$50.00
Wood/pellet stove	\$50.00
Other heating/cooling	\$50.00
Other fuel appliance	\$50.00
Other environment exhaust/ventilation	\$50.00
If a plan check is required	65% of mechanical permit fee.

COMMERCIAL MECHANICAL FEES TABLE	
Valuation	FEE
\$0 - \$5,000	\$1 - \$1000 \$55.00 \$1,001-\$5,000 \$55 for the first \$1,000 plus \$1.60 for each additional \$100 or fraction thereof, to and including \$5,000.
\$5,001 - \$10,000	\$5,001 – \$10,000 \$119 for the first \$5,000 plus \$10 for each additional \$1,000, or fraction thereof, to and including \$10,00
\$10,001 - \$100,000	\$10,001-\$50,000 \$169 for the first \$10,000 plus \$9 for each additional \$1,000 or fraction thereof, to and including \$50,000 \$50,001-\$100,000 \$529 for the first \$50,000 plus \$8 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 and above	\$100,001 and above. \$929 for first \$100,000 plus \$8 for each additional \$1,000 or fraction thereof
OTHER MECHANICAL FEES	CURRENT FEE
Mechanical Plan Review	50% of mechanical permit fee
Additional Plan Review – per hour	\$73.00/hour
Reinspection – per each	\$73.00/per each
Each additional inspection, above allowable – per each	\$73.00/per each
Inspections for which no fee is specifically – per each indicated (as required)	\$73.00/hour, (minimum 1 hour)
Investigation Fee – hourly	\$73.00/hour (minimum of 2 hours)
Mechanical Minimum Permit Fee	\$50.00

PLUMBING PERMIT FEES

RESIDENTIAL NEW CONSTRUCTION	
	FEE
1 Bath	\$73.00
2 Bath	\$109.00
3 Bath	\$146.00
Additional Bathroom	\$36.00
Additional Kitchen	\$36.00
1 Bath	\$73.00
COMMERCIAL AND NON NEW RESIDENTIAL	
SITE UTILITIES	FEE
Sanitary Sewer - First 100 feet or less	\$73.00
Sanitary Sewer - Each additional 100 feet or fraction thereof	\$73.00
Storm – first 100 feet or less	\$73.00
Storm – Each additional 100 feet or fraction thereof	\$73.00
Water – first 100 feet or less	\$73.00
Water – Each additional 100 feet or fraction thereof	\$73.00

FIXTURES – FEE PER EACH	FEE
Absorption valve	\$50.00
Backflow preventer	\$70.00
Backwater valve	\$50.00
Catch basin or area drain	\$50.00
Clothes washer	\$50.00
Dishwasher	\$50.00
Drinking fountain	\$50.00
Ejectors/sump pump	\$50.00
Expansion tank	\$50.00
Fixture cap	\$10.00
Floor drain/floor sink/hub drain	\$50.00
Garbage disposal	\$50.00
Hose bib	\$50.00
Ice maker	\$50.00
Primer	\$50.00
Residential fire sprinklers	\$50.00
Sink/basin/lavatory	\$50.00
Stormwater retention/detention tank/facility	\$50.00
Swimming pool piping	\$50.00
Tub/shower/shower pan	\$50.00
Urinal	\$50.00
Water closet	\$50.00
Water heater	\$50.00
Other – plumbing	\$50.00
Alternate potable water heating system	\$50.00
Interceptor/grease trap	\$50.00
Manholes	\$50.00
Roof drain (commercial)	\$50.00
If a plan check is required	65% of plumbing permit fee.
MEDICAL GAS – fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures and appliances	
Valuation	FEE
\$0 - \$5,000	\$1 - \$1000 \$55.00 \$1,001-\$5,000 \$55 for the first \$1,000 plus \$1.60 for each additional \$100 or fraction thereof, to and including \$5,000.
\$5,001 - \$10,000	5,001 – 10,000 \$119 for the first \$5,000 plus \$10 for each additional \$1,000, or fraction thereof, to and including \$10,00
\$10,001 - \$100,000	\$10,001-\$50,000 \$169 for the first \$10,000 plus \$9 for each additional \$1,000 or fraction thereof, to and including \$50,000 \$50,001-\$100,000 \$529 for the first \$50,000 plus \$8 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 and above	100,001 and above \$929 for first \$100,000 plus \$8 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	\$174.78
2001 – 3600 sq ft	\$245.00
3601 - 7200 sq ft	\$262.17
7201 sq ft and greater	\$305.86
OTHER PLUMBING FEES	FEE
Plumbing Plan Review – commercial	40% of commercial plumbing permit fee
Plumbing Plan Review – residential	40% of commercial plumbing permit fee
Additional Plan Review – per hour	\$73.00/hour
Reinspection – per each	\$73.00/each
Each additional inspection, above allowable – per each	\$73.00/each
Inspections for which no fee is specifically indicated (as required) – per hour	\$73.00/hour
Inspection outside of normal business hours – per hour	\$110.00/hour (minimum of 2 hours)
Investigation Fee – hourly	\$73.00/hour (minimum of two hours)

MISC FEES

TYPE OF APPLICATION	FEE
Permit Reinstatement fee – to renew already expired permit, as eligible; subject to State Surcharge	\$25.00 (Reinstate within 60 days) plus state surcharge
Permit Extension fee – to extend expiration on active permit; not subject to State Surcharge	\$73.00
Copy fees	\$0.10 each
Returned Check fee (NSF)	\$25.00
Master Plans – Structural – setup fee	\$291.30
Master Plans – Structural – second and subsequent reviews	10% of the proposed valuation
Seismic Surcharge – Structural/Mechanical – review required on all essential structures	1% of building permit fee
Refund processing fee – not subject to State Surcharge	\$75.00