

City of St. Helens
RESOLUTION NO. 1692

A RESOLUTION SETTING BUILDING DEPARTMENT FEES AND
REPEALING RESOLUTION NO. 1690

WHEREAS, St. Helens Municipal Code Chapter 15.04.200 authorizes the City Council to establish Building Department fees by resolution; and

WHEREAS, the City Council and staff finds it necessary from time to time to review these fees and adjust them accordingly based on the current estimated and actual costs of materials, staff time, etc.

WHEREAS, during the recent upgrade of the City's financial software program, staff discovered discrepancies in fee calculations necessitating corrections.

WHEREAS, the applied corrections overall hold fees neutral, but allows fees to be accurately calculated in the financial software program.

NOW, THEREFORE, THE CITY OF ST. HELENS RESOLVES AS FOLLOWS:

Section 1. The Building Department fees set forth in Exhibit A, attached, are hereby adopted.

Section 2. This Resolution supersedes all previous resolutions setting forth Building Department fees, including Resolution No. 1690.

Section 3. This Resolution is retroactively effective January 1, 2015

Approved and adopted by the City Council on February 18, 2015, by the following vote:

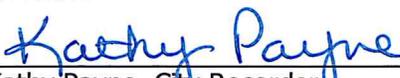
Ayes: LOCKE, CARLSON, CONN, MORTEN, PETERSON

Nays: NONE



Randy Peterson, Mayor

ATTEST:



Kathy Payne, City Recorder

BUILDING DEPARTMENT FEES
City of St. Helens Fee Schedule Effective 1-1-2015

I. STRUCTURAL PERMIT FEES		NOTES
A. TOTAL VALUATION OF IMPROVEMENT: The valuation of building construction shall be the total construction cost for all classes of work. Includes architectural, structural, electrical, plumbing, heating and ventilation devices & equipment to also <u>include</u> contractors profit.		ORS 455.020 & 455.210
\$1.00 to \$ 2,000	\$61.50	
\$2,001 to \$5,000	\$107.60	
\$5,001 to \$25,000	\$107.60 for first \$5000 plus \$11.62 for each additional \$1000 or fraction thereof, to including \$25,000	
\$25,001 to \$ 50,000	\$340.00 for the first \$25,000 plus \$8.72 for each additional \$1,000, or fraction thereof, to and including \$50,000	
\$ 50,001 to \$100,000	\$558.00 for the first \$50,000 plus \$ 5.81 for each additional \$1,000, or fraction thereof, to and including \$100,000	
\$100,001 and up	\$848.50 for the first \$100,000 plus \$4.85 for each additional \$1,000, or fraction thereof.	
B. PLAN REVIEW FEE:		
Plan Review Fee is 65% of Structural Permit Fee	65% of structural fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$91.20/hour	
Fire/Life/Safety Plan review (if required)	40% of structural fee	
Planning & Engineering Review fees could apply.	(see Planning/Eng. Fees)	
C. INSPECTION FEES & MISC. FEES:		
Inspections required outside normal business hours (min. 2 hr. charge)	\$110.70/hour	
Reinspection Fee (after 2 same-type failed inspections)	\$90.41	
New addition of planning release fee (if planning sig. is required)	See Planning Fee Schedule	
Inspection fee which no fee is specifically indicated	\$92.30/hour	
Administration fee	\$40.00	
D. STATE OF OREGON SURCHARGE FEE:		
Subject to yearly increases, currently at 12%	Current State Surcharge (___% x structural fee)	
II. PHASED CONSTRUCTION (all types; Residential & Commercial)		
A. PERMIT FEE: Flat Fee (for all types); \$100 for commercial codes or \$50 residential codes, for each separate phase of the project.	\$100 Commercial / \$50 Residential	
B. PLAN REVIEW FEE: The plan review fee shall be increased in an amount equal to 10% of the building permit fee calculated using the value of the particular phase of the project, not to exceed an additional \$1,500 for each phase.	Additional 10% to standard plan review for construction type	OAR 918-480-0020
III. DEFERRED SUBMITTALS (all types; Residential & Commercial)		
A. PERMIT FEE: The fee is for administration, processing, & reviewing deferred plans shall be an amount equal to 65% of the building permit fee calculated using the value of the particular deferred portion(s) of the project. This fee is <u>in addition</u> to the project plan review fee based on total project value.	65% of deferred value	OAR 918-460-0070 OAR 918-480-0030
IV. DEMOLITION PERMIT FEES		
A. Residential; Flat Fee	\$90.00	
B. Commercial; Based on job value	Refer to; I. Structural Permit Fee	

V. PLUMBING FEE		
A. 1 & 2 FAMILY DWELLINGS:	Fee	Notes
1 bathroom (new construction)	\$431.15	OAR 918-050-0100 (pg. 3)
2 bathroom (new construction)	\$521.90	
3 bathroom (new construction)	\$612.65	
Bathroom (each additional; new construction)	\$90.75	
Water service; first 100 feet (new construction excluded)	\$60.50	
Sanitary & Storm water service; first 100 feet (new construction excluded)	\$60.50 each	
Add'l 100' or part thereof; water, sanitary, & storm sewer (no charge for 1st 100' of new construction)	\$33.26	
Minor installation (per fixture including additions/remodels, alterations & repairs)	\$22.70	
Irrigation/Backflow Device (first 100 feet)(if not counted as a minor install minimum permit fee applies)	Minimum Plumbing Permit Fee \$60.00	
Special equipment or DWV alteration	\$60.50	
B. MANUFACTURED STRUCTURES & PREFABRICATED STRUCTURES:		
Connection to existing drain, sewer & water (initial installation)	\$60.50	OAR 918-050-0120
New, sanitary and storm water connection	\$60.50/each	
New water service	\$60.50	
Add'l 30' or part thereof (water, sanitary & storm sewer)	\$33.26	
C. PARKS; RV and MANUFACTURED DWELLING PARKS:		
Base fee (includes 5 or less spaces)	\$267.00	
6-19 spaces (base fee plus cost per spaces)	\$46.00/per space	
20 or more spaces (base fee plus cost per spaces)	\$25.30	
Water, Sanitary & Storm Sewer (per fixture)	\$21.00	
D. COMMERCIAL, INDUSTRIAL & DWELLINGS OTHER THAN 1 & 2 FAMILY:		
		OAR 918-050-0100 (pg.4)
3 or less fixtures	\$76.00	
Base fee (includes 4 to 10 fixtures)	\$186.00	
11 or more fixtures (base fee plus cost per fixture)	\$22.70	
Water service (first 100 feet)	\$60.50	
Building sanitary sewer (first 100 feet)	\$60.50	
Building storm sewer (first 100 feet)	\$60.50	
Add'l 100' or part thereof (water or sewer)	\$33.26	
E. PLAN REVIEW FEE:		
Plan Review Fee is 30% of Plumbing Permit Fee	30% of plumbing fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$61.50/hour	
F. INSPECTION FEES & MISC. FEES:		
Inspections required outside normal business hours (min. 2 hr. charge)	\$110.70/hour	
Reinspection Fee (after 2 same-type failed inspections)	\$90.41/each	
Specially requested inspections (1 hr. min.)	\$90.41/hour	
Inspection fee which no fee is specifically indicated	\$90.41/hour	
Minimum Plumbing Permit Fee	\$60.00	
G. STATE OF OREGON SURCHARGE FEE:		
Subject to yearly increases, currently at 12%	Current State Surcharge (___% x Plumbing fee)	

VI. MECHANICAL PERMIT		
A. RESIDENTIAL: Unless otherwise noted, fees apply to both gas & electric appliances, including piping.		
Gas Test: 1-4 outlets	\$3.93	
Gas Test; for each above 4 outlets	\$1.00/ea.	
Air Conditioning or Heat pump	\$11.80	
Bath/Laundry Fans or Misc house fans	\$8.84	
BBQ gas line	\$11.80	
Vacuum Systeem	\$11.80	
Gas dryer gas test (will require dryer vent fee)	\$3.93	
Dryer Vent	\$8.84	
Fireplace (all types)	\$11.80	
Furnace/Duct Work	\$11.80	
Heat Pump (electric)	\$11.80	
Propane Insert	\$11.80	
Range/Cook Top; gas (No permit required if electrical.)	\$11.80	
Range Hood/Vent	\$8.84	
Water Heater; gas (No mechanical permit required if electrical BUT a Plumbing permit is required for all types.)	\$8.84	
Woodstove	\$11.80	
B. COMMERCIAL, INDUSTRIAL & DWELLINGS OTHER THAN 1 & 2 FAMILY:		
\$1.00 to \$6,000	\$92.00	
\$6,001 to \$7,000	\$101.20	
\$7,001 to \$25,000	\$101.20 for the first \$7,000, plus \$9.71 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.	
\$25,001 to \$50,000	\$275.98 for the first \$25,000, plus \$7.28 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.	
\$50,001 to \$100,000	\$457.98 for the first \$50,000, plus \$4.85 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.	
\$100,001 and up	\$700.48 for the first \$100,000, plus \$4.03 for each additional \$1,000 or fraction thereof.	
Phased Construction	See II. (above)	
Deferred Submittals	See III. (above)	
C. PLAN REVIEW FEE:		
Plan Review Fee is 65% of Mechanical Permit Fee	65% of mechanical fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1 hr.)	\$91.20 per hour	
Fire/Life/Safety Plan review (if required)	40% of structural fee	
D. INSPECTION FEES & MISC. FEES:		
Inspections required outside normal business hours (min. 2 hr. charge)	\$110.70/hour	
Reinspection Fee (after 2 same-type-failed inspections)	\$90.41/each	
Specially requested inspections (1 hr. min.)	\$90.41/hour	
Inspection fee which no fee is specifically indicated	\$90.41/hour	
Minimum Mechanical Permit Fee	\$60.00	
E. STATE OF OREGON SURCHARGE FEE:		
Subject to yearly increases, currently at 12%	Current State Surcharge (___ % x structural fee)	

VII. MANUFACTURED DWELLINGS

A. RESIDENTIAL:

Installation Fee	\$201.60	OAR 918-050-0130 (pg 5)
New or relocated Sewer & Storm Sewer	\$60.50/each	
New or relocated water service	\$60.50	
Connection to drain, sewer & water	\$60.50	
State of Oregon Code Development Fee	\$30.00	
Additional Permits are required for decks, garage, pole buildings, & plumbing/mechanical changes per current codes.	(see specific fees above)	

B. RUNNERS / CONCRETE SLAB*

If the applicant is going to construct runners or a slab, the following fees shall be added to the sitting permit fee. The runners/concrete slab permit fees are based on valuation (fair labor costs & materials):

\$1,000 to \$6,000.00	\$90.00	
\$6,001 to \$7,000	\$98.68	
\$7,001 to \$8,000	\$108.15	
\$8,001 to \$9,000	\$117.62	
\$9,001 to \$10,000	\$127.09	
\$10,001 to \$11,000	\$136.56	
\$11,001 to \$12,000	\$146.03	
\$12,001 to \$13,000	\$155.50	
\$13,001 to \$14,000	\$164.97	

* Runners or a slab are not required by Oregon law. You may site a manufactured dwelling on a pad of gravel with pier blocks, in accordance with the current Oregon Manufactured Dwelling Standards for installation.

C. MOVABLE COMMERCIAL INSTALLATION

Installation Fee	\$187.00	
Connection to water service	\$60.50	
Connection to sewer service or holding tank	\$60.50/each	

D. PLAN REVIEW FEE:

For Runners/Concrete Slab; Plan Review Fee is 65% of Runner/Slab Fee	65% x (___) runner/slab amt. only	
Movable Commercial Installation; Flat Plan Review Fee (plans required for anchoring)	\$41.00	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$91.20/hour	
Planning & Engineering Review fees could apply.		

E. INSPECTION FEES & MISC. FEES:

Inspections required outside normal business hours (min. 2 hr. charge)	\$110.70/hour	
Reinspection Fee (after 2 same-type-failed inspections)	\$90.41/each	
Specially requested inspections (1 hr. min.)	\$90.41/hour	
Inspection fee which no fee is specifically indicated	\$90.41/hour	

F. STATE OF OREGON SURCHARGE FEE:

Subject to yearly increases, currently at 12%	Current State Surcharge (___% x Installation fees)	
Current State Development fee	Currently \$30.00	

VIII. SOLAR STRUCTURAL INSTALLATION FEES		
A. PERMIT FEE: Flat fee for installations that comply with the prescriptive path described in section 305.4 of the Oregon Solar Installation Specialty Code. This includes 1 plan review & 1 inspection	\$148.50	
Per 305.4 OSISC: All other installations shall be based on valuation of structural elements for the; Panels, including Racking, Mounting, Rails & cost of Labor (excluding electrical equipment, collector panels, & inverters). Use the above I. A. Structural Fee chart above.	Use above; I. Structural Fee Chart	
B. PLAN REVIEW FEE:		
Plan Review Fee is 65% of Structural Permit Fee	65% of solar structural fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$91.20/hour	
Fire/Life/Safety Plan review (if required)	40% of solar structural fee	
C. INSPECTION FEES & MISC. FEES:		
Inspections required outside normal business hours (min. 2 hr. charge)	\$110.70/hour	
Reinspection Fee (after 2 same-type failed inspections)	\$90.41/each	
Specially requested inspections (per hour)	\$90.41/hour	
Inspection fee which no fee is specifically indicated	\$90.41/hour	
D. STATE OF OREGON SURCHARGE FEE:		
Subject to yearly increases, currently at 12%	Current State Surcharge (___% x Installation fees)	
IX. FIRE SUPPRESSION SYSTEMS		
A. RESIDENTIAL PERMIT FEE: based on square footage of the structure, below. This fee covers the cost of normal plan review & inspections.		
0-2000 Square Feet	\$340.00	
2001-3600 Square Feet	\$367.00	
3601-7200 Square Feet	\$407.00	
7201 and greater	\$462.00	
B. COMMERCIAL, INDUSTRIAL & DWELLINGS OTHER THAN 1 & 2 FAMILY:		
Fee shall be based on value of project.	Use above; I. Structural Fee Chart	
C. INSPECTION FEES & MISC. FEES:		
Inspections required outside normal business hours (min. 2 hr. charge)	\$110.70/hour	
Reinspection Fee (after 2 same-type failed inspections)	\$90.41/each	
Specially requested inspections (per hour)	\$90.41/hour	
Inspection fee which no fee is specifically indicated	\$90.41/hour	
A backflow device could also be required.	Minor Installation fee; \$60.00 per fixture or minimum plumbing permit	
X. MEDICAL GAS INSTALLATIONS		
A. PERMIT FEE: Based on value of installation cost, system equipment; inlets, outlet fixtures & appliances.	Use above structural Fee calculation (I.A)	
B. PLAN REVIEW FEE:		
Plan Review Fee is 65% of Structural Permit Fee	65% of structural fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$91.20/hour	
Fire/Life/Safety Plan review (if required)	40% of structural fee	
C. INSPECTION FEES & MISC. FEES:		
Inspections required outside normal business hours (min. 2 hr. charge)	\$110.70/hour	
Reinspection Fee (after 2 same-type failed inspections)	\$90.41/each	
Specially requested inspections (1 hr. min.)	\$90.41/hour	
Inspection fee which no fee is specifically indicated	\$90.41/hour	
Minimum Building Permit Fee	\$60.00	
D. STATE OF OREGON SURCHARGE FEE:		
Subject to yearly increases, currently at 12%	Current State Surcharge (___% x structural fee)	

XI. MISCELLANEOUS FEES		
A. Administration Fee; outside of issuing building permits (min. 1 hr. then 1/2 hour fraction there after)	\$40.00/hour	
B. Records Request	Time & Materials	
C. Temporary Certificate of Occupancy	\$150.00 Residential / \$250.00 Commercial	
D. Refund Policy	Refund must be greater than \$75, or no refund can be issued.	
E. Minimum Fee for all types of permits, if not previously indicated.	\$60.00	
F. Planning & Engineering Reviews could apply.	See Planning/Engineering Fee Schedule	
G. Administration Fee	\$40	
H. Plan Review/Release Fees	Non-refundable	
XII. GRADE & FILL PERMIT		
PLAN REVIEW FEE		
50 cubic yards or less	No fee	
51 to 100 cubic yards	\$39.00	
101 to 200,001	65% of the fill and grade permit fee	
PERMIT FEES		
50 cubic yards or less	No fee	
51 to 100 cubic yards	\$60.00	
101 to 1,000 cubic yards	\$60.00 for the first 100 cubic yards, plus \$22.55 for each additional 100 cubic yards or fraction thereof	
1,001 to 10,000 cubic yards	\$262.95 for the first 1,000 cubic yards, plus \$18.45 for each additional 1,000 cubic yards thereof	
10,001 to 100,000	\$429.00 for the first 10,000 cubic yards, plus \$84.60 for each additional 10,000 cubic yards thereof	
100,001 cubic yard or more	\$1,190.40 for the first 100,000 cubic yards, plus \$46.10 for each additional 10,000 cubic yards or fraction thereof	
A. STATE OF OREGON SURCHARGE FEE:		
Subject to yearly increases, currently at 12%	Current State Surcharge (___% x structural fee)	

City of St. Helens Fees for plumbing

These fees will apply to new residential homes only. The following items will be included in the calculations.

(1) One bath house will include \$ 431.15

- 1 Clothes Washer
- 1 Dishwasher domestic
- 2 Hose Bibbs
- 1 Lavatory sinks
- 1 Kitchen sink domestic
- 1 A/W Laundry
- 1 Tub/shower combination
- 1 Water Closet
- 1 Water Heater
- 1 Sewer
- 1 Water
- 1 Storm Sewer

(2) Two Bath House will include \$521.90

- 1 Clothes Washer
- 1 Dishwasher
- 2 Hose Bibbs
- 2 Lavatory sinks
- 1 kitchen sink domestic
- 1 A/W Laundry
- 2 Tub/Shower combinations
- 2 Water Closets
- 1 Water Heater
- 1 Water line
- 1 Sewer line
- 1 Storm line

(3) Three Bath House will include \$612.65

- 1 Clothes Washer
- 1 Dishwasher domestic
- 2 Hose Bibbs
- 3 Lavatory Sinks
- 1 Kitchen sink domestic
- 1 A/W Laundry
- 3 Tub/shower combinations
- 3 Water Closets
- 1 Water Heater
- 1 Water line
- 1 Sewer line
- 1 Storm line

In the above figures, for more fixtures to be added it will be charged for the current fixture unit price for each additional fixture.