

City of St. Helens
RESOLUTION NO. 1894

A RESOLUTION TO SET BUILDING DEPARTMENT FEES

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 state fee methodologies, current estimated and actual costs of materials, staff time, etc.

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.

Section 3. This Resolution is effective July 15, 2020.

Approved and adopted by the City Council on July 15, 2020 by the following vote:

Ayes: Locke, Carlson, Morten, Topaz, Scholl

Nays: None



Rick Scholl, Mayor

ATTEST:



Kathy Payne, City Recorder

BUILDING DEPARTMENT FEES
City of St. Helens Fee Schedule Effective July 16th,
2020

I. STRUCTURAL PERMIT FEES	NOTES														
A. TOTAL VALUATION OF IMPROVEMENT:	ORS 455.020 & 455.210														
<p>Residential: Structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, multiplied by the square footage of the dwelling to determine the valuation. Permit fees for an alteration or repair shall be calculated based on the fair market value as approved by the building official.</p> <p>Commercial: Valuation shall be the greater of either: A) 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 (B) The value as stated by the applicant.</p>	OAR 918-050-0100														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Value</th> <th style="text-align: center;">Fee</th> </tr> </thead> <tbody> <tr> <td>\$1.00 to \$ 2,000</td> <td style="text-align: center;">\$94.58</td> </tr> <tr> <td>\$2,001 to \$5,000</td> <td style="text-align: center;">\$112.98</td> </tr> <tr> <td>\$5,001 to \$25,000</td> <td style="text-align: center;">\$112.98 for first \$5000 plus \$12.20 for each additional \$1,000, or fraction thereof, to including \$25,000</td> </tr> <tr> <td>\$25,001 to \$ 50,000</td> <td style="text-align: center;">\$356.98 for the first \$25,000 plus \$9.15 for each additional \$1,000, or fraction thereof, to and including \$50,000</td> </tr> <tr> <td>\$ 50,001 to \$100,000</td> <td style="text-align: center;">\$585.73 for the first \$50,000 plus \$ 6.10 for each additional \$1,000, or fraction thereof, to and including \$100,000</td> </tr> <tr> <td>\$100,001 and up</td> <td style="text-align: center;">\$890.73 for the first \$100,000 plus \$5.09 for each additional \$1,000, or fraction thereof.</td> </tr> </tbody> </table>	Value	Fee	\$1.00 to \$ 2,000	\$94.58	\$2,001 to \$5,000	\$112.98	\$5,001 to \$25,000	\$112.98 for first \$5000 plus \$12.20 for each additional \$1,000, or fraction thereof, to including \$25,000	\$25,001 to \$ 50,000	\$356.98 for the first \$25,000 plus \$9.15 for each additional \$1,000, or fraction thereof, to and including \$50,000	\$ 50,001 to \$100,000	\$585.73 for the first \$50,000 plus \$ 6.10 for each additional \$1,000, or fraction thereof, to and including \$100,000	\$100,001 and up	\$890.73 for the first \$100,000 plus \$5.09 for each additional \$1,000, or fraction thereof.	
Value	Fee														
\$1.00 to \$ 2,000	\$94.58														
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\$100,001 and up	\$890.73 for the first \$100,000 plus \$5.09 for each additional \$1,000, or fraction thereof.														
B. COMMERCIAL FIRE SUPPRESSION SYSTEM:	OAR 918-050-0100														
Fee shall be based on value of project.	Use above; I. Structural Fee Chart														
C. RESIDENTIAL STAND ALONE FIRE SUPPRESSION SYSTEM:	OAR 918-050-0140														
Fee table below is based on square footage of the structure. This fee covers the cost of normal plan review & inspections.															
0-2000 Square Feet	\$357.00														
2001-3600 Square Feet	\$385.35														
3601-7200 Square Feet	\$427.35														
7201 and greater	\$485.10														
D. SOLAR STRUCTURAL INSTALLATION PERMIT:	OAR 918-050-0180														
Prescriptive installation: Flat fee for installations that comply with the prescriptive path described in section 3111.5.3 of the Oregon Structural Specialty Code. This includes application fee & 1 inspection	\$155.93														
All other installations: Fee 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. Per 3111.5.3 OSSC	Use above; I. Structural Fee Chart														
E. PHASED CONSTRUCTION: The fee shall be based on the application fee and shall be increased in an amount equal to 10% of the total project building permit fee not to exceed \$1,500 for each phase.	Phasing Application Fee \$150 Plus 10% of the Total Project Building Permit Fee														
F. DEFERRED SUBMITTAL: 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 with a minimum fee of \$250. This fee is in addition to the project plan review fee based on total project value.	65% of the value of the particular deferred portion(s) of the project with a minimum fee of \$250														
	OAR 918-460-0070 OAR 918-480-0030														

<u>G. PLAN REVIEW:</u>		OAR 918-050-0110
Plan Review Fee is 65% of Structural Permit Fee (Required at time of application, based on the valuation at time of application. May be adjusted prior to permit issuance)	65% of structural fee	
Additional plan review required by changes, additions or revisions to approved plans (min. 1/2 hr.)	\$95.76/hour	
Fire/Life/Safety Plan review (if required)	40% of structural fee	
Planning & Engineering Review fees could apply.	(see Planning/Eng. Fees)	
<u>H. DEMOLITION PERMIT:</u>		
Residential; Flat Fee	\$95.00	
Commercial; Flat Fee	\$250.00	
<u>I. INSPECTION & OTHER FEES:</u>		
Inspections required outside normal business hours (min. 2 hr. charge)	\$116.24/hour	
Temporary Certificate of Occupancy- Valid for 30 Days upon issuance	\$157.50 Residential / \$267.50 Commercial	
Reinspection Fee (after 2 same-type failed inspections)	\$94.93	
New addition of planning release fee (if planning sig. is required)	See Planning Fee Schedule	
Inspection fee which no fee is specifically indicated	\$96.92/hour	
Administration Fee	\$42.00/hour (Minimum 1 hour)	
Technology Fee (Applicable upon the date that ePermitting system is implemented)	3% (Applied to the permit fee)	
Investigation Fee	\$250.00/hour (Minimum 1 hour)	
<u>J. STATE OF OREGON SURCHARGE FEE:</u>		ORS 455.210; 455.220
Subject to potential increase by State of Oregon, Building Codes Division. (Currently at 12%)	Current State Surcharge (___% x Structural fee)	

II. PLUMBING FEE		
A. Residential: plumbing permit fee for new construction includes one kitchen and is based on the number of bathrooms, from one to three, on a graduated scale. An additional set fee shall be assessed for each additional bath or kitchen. Permit fees for an addition, alteration, or repair shall be calculated based on the number of fixtures, appurtenances, and piping, with a set minimum fee.		OAR 918-050-0100
NEW 1 & 2 FAMILY DWELLINGS: includes one kitchen, first 100 feet each of site utilities, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system. Half bath counted as whole.	Fee	
1 Bathroom	\$452.71	
2 Bathroom	\$548.00	
3 Bathroom	\$643.29	
Additional Bathroom or Kitchen (new construction)	95.29 each	
Water service: first 100 feet (new construction excluded)	\$63.53	
Sanitary & Storm water service; first 100 feet (new construction excluded)	\$63.53 per service	
Add'l 100' or part thereof; water, sanitary, & storm sewer (no charge for 1st 100' of new construction)	\$34.92	
Residential Fixture Fee (per fixture)	26.60 per fixture	
Special equipment or DWV alteration	\$63.53	
Minimum Residential Permit Fee	\$63.00	
B. COMMERCIAL, INDUSTRIAL & DWELLINGS OTHER THAN 1 & 2 FAMILY:		OAR 918-050-0100
Minimum Fee	\$106.40	
Fixture Fee	26.60 each	
Water service (first 100 feet)	\$63.53	
Building sanitary sewer (first 100 feet)	\$63.53	
Building storm sewer (first 100 feet)	\$63.53	
Add'l 100' or part thereof (water or sewer)	\$34.92	
C. RESIDENTIAL MULTIPURPOSE FIRE SUPPRESSION SYSTEM:		OAR 918-050-0140
Permit fees shall each be calculated as separate flat fees based on the square footage of the structure with graduated rates for dwellings.		
0-2000 Square Feet	\$357.00	
2001-3600 Square Feet	\$385.35	
3601-7200 Square Feet	\$427.35	
7201 and greater	\$485.10	
D. PARKS: RV and MANUFACTURED DWELLING PARKS:		OAR 918-600-0030
1-5 spaces	\$280.35	
6-19 spaces (\$280.35 plus cost per spaces)	\$48.30/per space	
20 or more spaces (\$280.35 plus cost per spaces)	\$26.57	
Manufactured Home Utilities (Water, Sanitary & Storm Sewer)	\$22.05/100ft (per service)	
E. PLUMBING PLAN REVIEW FEE:		OAR 918-780-0040
Plan Review Fee is 30% of Plumbing Permit Fee. (Required at time of application, based on the valuation at time of application. May be adjusted prior to permit issuance)	30% of plumbing fee	
Additional plan review required by changes, additions or revisions to approved plans (min 1/2 hr.)	\$95.76/hour	

F. MEDICAL GAS PLUMBING PERMIT FEE:		OAR 918-780-0045
Based on value of installation cost, system equipment, inlets, outlet fixtures & appliances.	See structural Fee Schedule IA	
Plan Review Fee is 30% of the Permit Fee	30% of plumbing fee	
G. INSPECTION FEES & MISC. FEES:		
Inspections required outside normal business hours (min. 2 hr. charge)	\$116.24/hour	
Reinspection Fee (after 2 same-type failed inspections)	\$94.93/each	
Specially requested inspections (1 hr. min.)	\$94.93/hour	
Inspection fee which no fee is specifically indicated	\$94.93/hour	
Minimum Plumbing Permit Fee	\$63.00	
Administration Fee	\$42.00/hour (Minimum 1 hour)	
Technology Fee (Applicable upon the date that ePermitting system is implemented)	3% (Applied to the permit fee)	
Investigation Fee	\$250.00/hour (Minimum 1 hour)	
H. STATE OF OREGON SURCHARGE FEE:		ORS 455.210; 455.220
Subject to potential increase by State of Oregon, Building Codes Division. (Currently at 12%)	Current State Surcharge (___% x Plumbing fee)	

III. MECHANICAL PERMIT		
A. RESIDENTIAL: Unless otherwise noted, fees apply to both gas & electric appliances, including piping.		OAR 918-050-0100
Air conditioner	\$12.39	
Air handling unit of up to 10,000 cfm	\$12.39	
Air handling unit 10,001 cfm and over	\$12.39	
Appliance vent installation, relocation or replacement not included in an appliance permit	\$12.39	
Attic/crawl space fans	\$9.28	
Barbecue	\$12.39	
Chimney/liner/flue/vent	\$12.39	
Clothes dryer exhaust	\$9.28	
Decorative gas fireplace	\$12.39	
Ductwork – no appliance/fixture	\$12.39	
Evaporative cooler other than portable	\$12.39	
Floor furnace, including vent	\$12.39	
Flue vent for water heater or gas fireplace	\$9.28	
Furnace - greater than 100,000 BTU	\$12.39	
Furnace - up to 100,000 BTU	\$12.39	
Furnace/burner including duct work/vent/liner	\$12.39	
Gas or wood fireplace/insert	\$12.39	
Gas fuel piping outlets	\$1.05	
Heat pump	\$12.39	
Hood served by mechanical exhaust, including ducts for hood	\$9.28	
Hydronic hot water system	\$12.39	
Installation or relocation domestic-type incinerator	\$12.39	
Mini split system	\$12.39	
Oil tank/gas/diesel generators	\$12.39	
Pool or spa heater, kiln	\$12.39	
Radon mitigation	\$9.28	
Range hood/other kitchen equipment	\$9.28	
Suspended heater, recessed wall heater, or floor mounted unit heater	\$12.39	
Vacuum System	\$12.39	
Ventilation fan connected to single duct	\$9.28	
Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$9.28	
Water heater	\$9.28	
Wood/pellet stove	\$12.39	
Other heating/cooling	\$12.39	
Other fuel appliance	\$12.39	
Other environment exhaust/ventilation	\$9.28	
B. COMMERCIAL, INDUSTRIAL & MULTI-FAMILY RESIDENTIAL:		OAR 918-050-0100
\$1.00 to \$6,000	\$96.60 (Minimum Fee)	
\$6,001 to \$7,000	\$106.26	
\$7,001 to \$25,000	\$106.26 for the first \$7,000, plus \$10.19 for each additional \$1,000, or fraction thereof, to and including \$25,000.	
\$25,001 to \$50,000	\$289.68 for the first \$25,000, plus \$7.64 for each additional \$1,000, or fraction thereof, to and including \$50,000.	
\$50,001 to \$100,000	\$480.68 for the first \$50,000, plus \$5.09 for each additional \$1,000, or fraction thereof, to and including \$100,000.	
\$100,001 and up	\$735.18 for the first \$100,000, plus \$5.25 for each additional \$1,000, or fraction thereof.	

C. PLAN REVIEW FEE:		OAR 918-050-0110
Plan Review Fee is 65% of Mechanical Permit Fee. (Required at time of application, based on the valuation at time of application. May be adjusted prior to permit issuance)	65% of mechanical fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$95.76 per hour	
D. INSPECTION FEES & MISC. FEES:		
Inspections required outside normal business hours (min. 2 hr. charge)	\$116.24/hour	
Reinspection Fee (after 2 same-type-failed inspections)	\$94.93/each	
Specially requested inspections (1 hr. min.)	\$94.93/hour	
Inspection fee which no fee is specifically indicated	\$94.93/hour	
Minimum Mechanical Permit Fee	\$63.00	
Administration Fee	\$42.00/hour (Minimum 1 hour)	
Technology Fee (Applicable upon the date that ePermitting system is implemented)	3% (Applied to the permit fee)	
Investigation Fee	\$250.00/hour (Minimum 1 hour)	
E. STATE OF OREGON SURCHARGE FEE:		ORS 455.210; 455.220
Subject to potential increase by State of Oregon, Building Codes Division. (Currently at 12%)	Current State Surcharge (___% x Mechanical fee)	

IV. MANUFACTURED DWELLINGS		
A. MANUFACTURED HOME SITING PERMIT:		OAR 918-050-0130
Installation and Setup Fee	\$430.45 (per Dwelling)	
Separate Permit(s) required for decks, other accessory structures, and foundation that do not comply with the prescriptive requirements of the Oregon Manufactured Dwelling Code, utility connections beyond 30 lineal feet, new plumbing, alterations and other such items.	(See Structural, Plumbing, and Mechanical Fees)	
Planning & Engineering Review fees could apply.		
B. INSPECTION FEES & MISC. FEES:		
Inspections required outside normal business hours (min. 2 hr. charge)	\$116.24/hour	
Reinspection Fee (after 2 same-type-failed inspections)	\$94.93/each	
Specially requested inspections (1 hr. min.)	\$94.93/hour	
Inspection fee which no fee is specifically indicated	\$94.93/hour	
Administration Fee	\$42.00/hour (Minimum 1hour)	
Technology Fee (Applicable upon the date that ePermitting system is implemented)	3% (Applied to the permit fee)	
Investigation Fee	\$250.00/hour (Minimum 1hour)	
C. STATE OF OREGON SURCHARGE FEE:		ORS 455.210; 455.220
Manufactured Dwelling State Fee	Currently \$30.00	
Subject to potential increase by State of Oregon, Building Codes Division. (Currently at 12%)	Current State Surcharge (___% x Siting Permit fee)	
V. MANUFACTURED DWELLING/RV PARKS - AREA DEVELOPMENT PERMIT (ADP)		
The Area Development Permit fee is 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 to the Structural Permit Schedule IA		OAR 918-600-0030; 918-650-0030
Plan Review Fee is 65% of ADP Fee	65% of structural fee	
Inspections required outside normal business hours (min. 2 hr. charge)	\$116.24/hour	
Reinspection Fee (after 2 same-type-failed inspections)	\$94.93/each	
Specially requested inspections (1 hr. min.)	\$94.93/hour	
Inspection fee which no fee is specifically indicated	\$94.93/hour	
Administration Fee	\$42.00/hour (Minimum 1hour)	
Technology Fee (Applicable upon the date that ePermitting system is implemented)	3% (Applied to the permit fee)	
Investigation Fee	\$250.00/hour (Minimum 1hour)	
VI. MISCELLANEOUS FEES		
A. Administration Fee; outside of issuing building permits (min. 1 hr. then 1/2 hour fraction thereafter)	\$42.00/hour	
B. Records Request	Time & Materials	
C. Refund Policy	Refund must be greater than \$75, or no refund can be issued.	
D. Minimum Fee for all types of permits, if not previously indicated.	\$63.00	
E. Planning & Engineering Reviews could apply.	See Planning/Engineering Fee Schedule	

VII. GRADE & FILL PERMIT		
A. PLAN REVIEW FEE: (Required at time of application, based on the valuation at time of application. May be adjusted prior to permit issuance)		SHMC 15.04.110. 15.04.200
50 cubic yards or less	No Permit Required	
51 to 100 cubic yards	\$40.95	
101 to 200,001	65% of the fill and grade permit fee	
B. PERMIT FEES:		SHMC 15.04.110. 15.04.200
50 cubic yards or less	No Permit Required	
51 to 100 cubic yards	\$63.00	
101 to 1,000 cubic yards	\$63.00 for the first 100 cubic yards, plus \$23.67 for each additional 100 cubic yards or fraction thereof	
1,001 to 10,000 cubic yards	\$276.03 for the first 1,000 cubic yards, plus \$19.37 for each additional 1,000 cubic yards thereof	
10,001 to 100,000	\$450.36 for the first 10,000 cubic yards, plus \$88.83 for each additional 10,000 cubic yards thereof	
100,001 cubic yard or more	\$1,249.83 for the first 100,000 cubic yards, plus \$48.40 for each additional 10,000 cubic yards or fraction thereof	
C. STATE OF OREGON SURCHARGE FEE:		ORS 455.210; 455.220
Subject to potential increase by State of Oregon, Building Codes Division. (Currently at 12%)	Current State Surcharge (___% x Permit fee)	
D. INSPECTION FEES & MISC. FEES:		
Inspections required outside normal business hours (min. 2 hr. charge)	\$116.24/hour	
Reinspection Fee (after 2 same-type-failed inspections)	\$94.93/each	
Specially requested inspections (1 hr. min.)	\$94.93/hour	
Inspection fee which no fee is specifically indicated	\$94.93/hour	
Administration Fee	\$42.00/hour (Minimum 1 hour)	
Technology Fee (Applicable upon the date that ePermitting system is implemented)	3% (Applied to the permit fee)	
Investigation Fee	\$250.00/hour (Minimum 1 hour)	