



**Staff Report**

For City Council Meeting - 1/8/2020

***Subject - New Business - Discussion - Building Fees***

***Synopsis*** - The City is proposing to increase permit fees in order to more efficiently operate the Building Program. A comparison for consideration is included. The proceeding letter explains the reasoning and process. Should the council agree to increase building fees a resolution would need to be made.

***Recommendation:*** Staff recommends the council discuss the attached support and choose one of the following options.

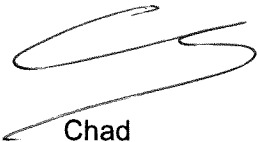
***Council Options:***

- 1) Table the issue to collect more information;
- 2) Request staff to bring a resolution to the February Council Meeting;
- 3) Do nothing.

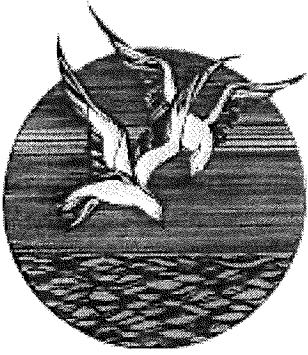
***Legal Analysis:*** N/A

***Financial Analysis:*** Per the attached documents.

Respectfully Submitted,



Chad



# CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138  
(503) 738-5501 • (503) FAX 738-9385

December 10, 2019

Department of Consumers & Business Services  
Mark Long, Building Codes Administrator  
Building Codes Division  
P.O. Box 144470  
Salem, OR 97309-0404

Dear Mr. Long,

The City of Gearhart is proposing to increase permit fees to operate the City's building program. The current fees were adopted in 2004 and are no longer sufficient to cover the expenses of the building department.

This fee increase will allow us to become comparable with the jurisdictions of, Seaside, Astoria, and Clatsop County. It is my understanding that Gearhart is the one of the only cities in Clatsop county who have not updated their fees in over 15 years. Gearhart's Building Code Department intends to continue to provide a one-stop permit facility for our citizens and the fees need to be comparable throughout Clatsop County. The proposed fee schedules are enclosed for your review.

A copy of the City's ordinances reflecting the final fee schedule and revised operating plans will be submitted within 30 days of adoption. The new ordinance, operating plan, and fee schedule will be having a council discussion on January 8<sup>th</sup>, 2020. February 5<sup>th</sup> there will be a hearing and first reading of the ordinance, March 4<sup>th</sup> will be the second reading of the ordinance and adoption date, and April 3<sup>rd</sup> the ordinance, and fee change will become effective.

Should you have any question, please contact me at Gearhart City Hall at (503)738-5501.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad Sweet', written in a cursive style.

Chad Sweet  
City Administrator  
City of Gearhart

# City of Gearhart

## Fee Schedule "A"

### PLUMBING FEE SCHEDULE FOR NEW AND ADDITIONS AND ALTERATIONS TO ONE- AND TWO-FAMILY DWELLINGS

Minimum permit fee.....	\$89
1 Bathroom.....	\$300
2 Bathrooms.....	\$350
3 Bathrooms.....	\$400
Each additional bathroom>3, half bathroom, kitchen>1.....	\$ 40
Water heaters & Backflow Device (each).....	\$42 (or minimum permit fee)
Additional fixtures.....	\$24

### RESIDENTIAL AND COMMERCIAL ADDITIONAL PLUMBING FEES

Investigation fee .....	\$89
Re-Inspection fee .....	\$89
Inspections –outside normal business hours (1 hours minimum) ...	\$89 per hour

### MECHANICAL FEE SCHEDULE FOR NEW AND ADDITIONS AND ALTERATIONS TO ONE- AND TWO-FAMILY DWELLINGS

Minimum permit fee.....	\$89
Up to 100k BTU.....	\$43
Over 100k BTU.....	\$49
Hood.....	\$32
Wood/ Gas stove.....	\$32
Dryer exhaust.....	\$32
Gas piping (1-4 outlets) .....	\$18
Exhaust fan.....	\$24
Appliance vent.....	\$33
Additional outlet.....	\$4.30

### RESIDENTIAL AND COMMERCIAL ADDITIONAL MECHANICAL FEES

Investigation fee .....	\$89 (minimum permit fee)
Re-Inspection fee .....	\$89 (minimum permit fee)
Inspections- outside normal business hours (1 hour minimum).....	\$89 per hour

**RESIDENTIAL STRUCTURAL FEE SCHEDULE**

Minimum permit fee.....\$89

**RESIDENTIAL AND COMMERCIAL ADDITIONAL STRUCTURAL FEES**

Investigation fee .....\$89 (minimum permit fee)

Re-Inspection fee .....\$89 (minimum permit fee)

Inspections –outside normal business hours (one hours minimum)....\$89 per hour

**BUILDING PERMIT FEE SCHUEDULE FOR STAND ALONE RESIDENTIAL NFPA 13-D SYSTEMS**

Square footage of dwelling and garage

0-2,000 square feet.....\$250

2,001-3,600 square feet.....\$300

3,601-7,200 square feet.....\$350

Greater than 7,201 square feet.....\$410

**MANUFACTURED DWELLINGS AND PREFABRICATED STRUCTURES**

Manufactured dwelling placement (includes placement, electrical feeder, water/sewer connection)

Singlewide.....\$202

Doublewide.....\$404

Triple wide.....\$604

**MANUFACTURED OR RV PARK DEVELOPMENT PERMIT FEES**

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 and Organizational Camp and applying the valuation amount to the Structural Permit Fee table included in this schedule.

**RESIDENTIAL AND COMMERCIAL ADDITIONAL PLAN REVIEW FEES**

Additional plan review..... \$89 per hour

**OTHER FEES**

Geological hazard report review fee .....\$400

## COMMERCIAL STRUCTURAL AND MECHANICAL FEE SCHEDULE

Valuation	Fees
\$1-\$500	\$106
\$501 to \$2,000	\$106.00 for the first \$500 plus \$3.32 for each additional \$100, or fraction thereof
\$2,001 to \$25,000	\$155.80 for the first \$2,000 plus \$13.26 for each additional \$1,000 or fraction thereof
\$25,001 to \$50,000	\$460.56 for the first \$25,000, plus \$9.95 for each additional \$1,000 or fraction thereof
\$50,000 to \$100,000	\$709.31 for the first \$50,000, plus \$6.64 for each additional \$1,000 or fraction thereof
\$100,001 and up	\$1041.31 for the first \$100,000, plus \$5.53 for each additional \$1,000 or fraction thereof

## MEDICAL GAS AND PROCESS PIPING PERMIT FEES SCHEDULES

Valuation	Fees
\$1-5000	\$106
\$5001-10,000	\$106.00 for the first \$5000 plus \$3.20 for each additional \$100 or fraction thereof
\$10,001-100,000	\$266.00 for the first \$10,000 plus \$10.99 for each additional \$1,000 or fraction thereof
\$100,001 and up	\$1,166.00 for the first \$25,000 plus \$7.78 for each additional \$1,000 or fraction thereof

## 2020 Gearhart Fee Change

# Mechanical Permit Fees

Items	Current-2004	Seaside -2014	Astoria-2014	County-2019	Proposed
minimum	\$61.50	\$84.00	\$65.00	\$106.00	\$89.00
Up to 100k BTU furnace	\$32.30	\$44	\$30	\$56	\$43
Over 100k BTU furnace	\$37.95	\$52	\$30	\$65	\$49
Hood	\$23.15	\$32	\$30	\$41	\$32
Wood/Gas stove	\$23.15	\$32	\$30	\$41	\$32
Dryer exhaust	23.15	\$32	\$15	\$41	\$32
Gas piping (1-4) outlets	\$13.10	\$18	\$12	\$23	\$18
Exhaust fan connected to single duct	\$16.15	\$22	\$15	\$28	\$24
Appliance vent	\$23.15	\$32	\$30	\$41	\$33
Additional gas outlets	\$2.80	\$4	\$2.5	\$7	\$4.3

## 2020 Gearhart Fee Change

# Plumbing Permit Fees

Items	Current-2004	Seaside -2014	Astoria-2014	County-2019	Proposed
minimum	\$61.50	\$84.00	\$65.00	\$106.00	\$89.00
1 Bathroom	\$212.50	\$286	\$213	\$360	\$300
2 Bathrooms	\$230.00	\$312	\$282	\$393	\$350
3 Bathrooms	\$260.00	\$352	\$351	\$443	\$400
Each additional bathroom, half beth>3, Kitchen>1	\$30.00	\$42	\$69	\$52	\$44
Water heaters & Backflow devices (each)	\$30.50 (no minimum permit fee)	\$42	\$65	\$106 (Minimum permit fee)	\$44 (minimum permit fee applies)
Additional fixtures	\$16.50	\$22	\$20	\$28	\$24

## Gearhart Fee Change

# Manufactured Home Fees

Item	Current-2004	County -2019	Proposed
Single Wide	\$190	\$202	\$202
Double Wide	\$380	\$404	\$404
Tripple Wide	\$570	\$604	\$604
connecting to an existing frain, sewer, storm and water	\$61.50	\$106	\$85





## Structural Commercial Fees

Clatsop County -2019	Prices per valuation
\$1-500	\$106
\$501-2,000	\$106 for the first \$500 plus \$3.32 for each additional \$100, or thereof
\$2,001-25,000	155.8 for the first \$2,000 plus \$13.26 for each additional \$1,000 or fraction thereof
\$25,001-50,000	\$460.56 for the first \$25,000, plus \$6.64 for each additional \$1,000 or fraction thereof
\$50,001-100,000	\$709.31 for the first \$50,000, plus \$6.64 for each additional \$1,000 or fraction thereof
\$100,001 and up	\$1041.31 for the first \$100,000, plus \$5.53 for each additional \$1,000 or fraction thereof
EX) \$100,000 valuation would be a permit fee of \$1,041.31	$\$6.64 \times 50 = \$332 + 709.31$