



Dear Council,

In this packet, you will find all the information regarding the public notice of intent to adopt building inspection fees that have been submitted to BCD and will be presented to you on March 1, 2023, for a hearing and review. The approval of these fees is necessary to take effect on March 20, 2023, when the building department will commence with the e-permitting process.

Please note that the building department hasn't had a fee increase in over 13 years, and as per the state regulations, this adjustment is mandatory to comply with the state building code, as several required fees are currently missing. This change will also align the department with the surrounding cities.

We kindly request you to review the information provided and share any comments or concerns you may have. Your patience and support in this matter are greatly appreciated.

Thank you,

A handwritten signature in black ink, appearing to read "Angoleana Brien", with a large, stylized flourish at the end.

Angoleana Brien
Building Department
City of Gearhart



Oregon

Tina Kotek, Governor



Department of Consumer
and Business Services

Feb. 2, 2023

To: Interested parties
From: Ian Paik, policy analyst, policy and technical services
Subject: **UPDATED**—City of Gearhart proposed fee adoption

The State of Oregon Building Codes Division (division) has received the enclosed notice of intent to adopt building inspection program fees from the City of Gearhart. Pursuant to Oregon Administrative Rule 918-020-0220, municipalities seeking to adopt fees are required to provide all the following summary information 45 days prior to the proposed adoptive date.

- A. The affected specialty code or program areas.
- B. A description of the proposed building inspection program fees including the approximate percentage change when applicable.
- C. The proposed effective date.
- D. The date of the last fee increase in the specialty code or program area if applicable.
- E. The anticipated date, time and location of the local municipal hearing scheduled pursuant to Oregon Revised Statute (ORS) 294.160.
- F. The name, phone number and title of a contact person.
- G. A narrative explaining the purpose of the proposed fee adoption.

The division is required to notify interested parties after receiving a notice of intent to adopt building inspection program fees from a municipality. Enclosed is the information provided to the division pursuant to the above administrative rule requirements.

If you have concerns about this proposed fee change, you may contact the municipality directly, or attend the local municipal hearing on:

Hearing date(s): **UPDATED**—March 1, 2023
Address: Gearhart City Hall, 698 Pacific Way, Gearhart, OR, 97138 or via zoom.
Contact information: Leonard Brogden, Building Official, 503-738-5501, building@cityofgearhart.com

Links for the meeting and materials will be available Feb. 24, 2023 by 5 p.m., under the calendar date at www.cityofgearhart.com.

If you still have unresolved concerns, you may, pursuant to ORS 455.210(3) and 479.845, appeal this fee adoption by sending a written request to the division within 30 days of the municipality's fee adoption date.

cc: City of Gearhart



City of Gearhart Building Department
698 Pacific Way
P.O. Box 2510, Gearhart, OR. 97138
(503-738-5501)

February 2, 2023

State of Oregon Building Codes Division
Attn: Ian Paik
Email: andrew.boulton@dcbs.oregon.gov
P.O. Box 14470, Salem, OR. 97309

Subject: City of Gearhart Proposed Fee Adoption

Dear Ian,

Please except this notification that City of Gearhart is proposing to increase its fees for Structural, Plumbing & Mechanical Programs. The City of Gearhart has not had a fee increase in 13 years, and the current revenue is not sufficiently supporting the building department. The last fee increase was January 6, 2010. The new fees are part of mandatory fees required by the State of Oregon. Fees will apply to all specialty program areas. This will allow our operating cost to be closer in line with cost to operate our building division. This will also allow Gearhart to be congruent with our neighboring jurisdictions. It is in the cities best interest to be comparable to the surrounding areas such as Seaside, Cannon Beach, and Clatsop County.

There are new fees being introduced, such as geological hazard report review, additional plan review, re-inspection fees, expired permit fees, deferral fee, temporary issuance of occupancy fees, investigation fees, administrative fees, and a technology fee. Other fees have been updated to reflect terminology updates, and economy increase since 2010.

The proposed fees will be reviewed by the Gearhart city council on March 1, 2023, this will be a public hearing. Notice will be published in the newspaper, posted on the City of Gearhart Blog, posted at the local post offices, and posted at Gearhart City Hall. The meeting may be joined in person at Gearhart City Hall, 698 Pacific way, Gearhart, OR. 97138, or via zoom. Link for meeting and materials will be available the Friday before by 5:00 pm, under the calendar date at www.cityofgearhart.com.

The proposed building division fees are tentatively scheduled for adoption in Resolution on March 1, 2023 and to become effective on March 20, 2023.

This notice is being forwarded to the division 45 days prior to the date required by OAR 918-20-0220.

If you or any other interested parties have any questions regarding the proposed fee increase and new items, please contact the building department at (503)738-5501 or email to building@cityofgearhart.com.

Sincerely,

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

Chad Sweet
City of Gearhart Administrator

2023 Gearhart Fee Change

A. Structural Permit Fees

| Structural Permit Fee table | | | |
|--|--|---|---|
| Valuation | Gearhart Current Fees | Valuation | Gearhart Proposed Fees |
| \$0 - \$500 | \$61.50 | \$1 - \$500 | \$106.00 |
| \$501 - \$2,000.00 | \$51.75 for the first \$500 plus \$1.95 for Each additional \$100 or fraction thereof | \$501 - \$2,000 | \$106.00 for the first \$500 plus \$3.32 for each additional \$100 or fraction thereof, to and including \$2,000 |
| \$2,001 - \$\$25,000 | \$81.00 for the first \$2,000 plus \$7.80 for each additional \$1,000, or fraction thereof | \$2,001 - \$25,000 | \$155.80 for the first \$2,000 plus \$13.26 for each additional \$1,000 or fraction thereof, to and including \$25,000 |
| \$25,001 - \$50,000 | \$260.40 for the first \$25,000 plus \$5.85 for each additional \$1,000, or fraction thereof | \$25,001 - \$50,000 | \$460.78.00 for the first \$25,000 plus \$9.59 for each additional \$1,000 or fraction thereof, to and including \$50,000 |
| \$50,001 - \$100,000 | \$406.62 for the first \$50,000 plus \$3.90 for each additional \$1,000, or fraction thereof | \$50,001 – 100,000 | \$700.53 for the first \$50,000 plus \$6.64 for each additional \$1,000 or fraction thereof, to and including 100,000 |
| \$100,001 and above | \$601.65 for the first \$100,000 plus \$3.25 for each additional \$1,000, or fraction thereof | 100,001 and up | \$1032.53 for the first \$100,000 plus \$5.53 for each additional \$1,000 or fraction thereof |
| When a structural permit is required by the state building code for retaining walls, decks, fences, accessory structures, etc – see Structural Permit fees by valuation | | | |
| Other Structural Fees | | | |
| | Gearhart Current Fees | Gearhart Proposed Fees | |
| Commercial Fire Suppression | See Structural Permit Fee table by valuation PER State | Fee as per Structural Permit Fee Table by Valuation | |
| Solar Permit (when required) – Prescriptive Path System, fee includes plan review | currently unestablished | \$250.00 | |
| 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. Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation. | 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> | |
| Structural Plan Review (when applicable) | 65% of structural permit fee | 75% of structural permit fee | |
| Seismic Surcharge – plan review on essential structures | currently unestablished | 1% of structural permit fee | |
| Additional Plan Review (when applicable) - hourly | \$61.50 | \$88.00 per hr, minimum one hour | |
| Fire Life Safety Plan Review (when applicable) | 65% of structural permit fee | No Change | |
| Reinspection – per each | \$61.50 each | \$88.00 each | |
| Each additional inspection, above allowable – per each | currently unestablished | \$88.00 each | |

| | | |
|--|--|---|
| Inspections for which no fee is specifically indicated (as required) - hourly | \$61.50 (minimum one-half hour) | \$88.00, (minimum one hour) |
| Inspection outside of normal business hours - hourly | \$61.50 per hr | \$106.00, minimum two hours |
| Deferred Submittal Plan Review Fee – in addition to project plan review fees | \$250.00 plus 65% of the permit fee according to OAR 918-050-0110 (2) (3) using the valuation of the particular deferred submittal. This fee is in addition to the project fees based on the total valuation | \$250.00 minimum 65% of the permit fee according to OAR 918-050-0170 using the valuation of the particular deferred portion. |
| Phased Project Plan Review Fee – in addition to project plan review fees | \$250.00 plus permit fees for cost of the phased portion | \$275.00 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 | currently unestablished | Apply Building Permit Fees (above) based on total project value. |
| Structural alteration (not demo) – partial, soft, interior | currently unestablished | See Structural Permit Fee table by valuation, incurs State Surcharge |
| Structural Minimum Permit Fee | currently unestablished | \$106.00 |
| Change of Use or Change of Occupancy permit fee, when no structural work is proposed | currently unestablished | \$175.00 |
| Temporary Occupancy Certificate, Residential 30 days 1st request | currently unestablished | \$175.00 |
| Temporary Occupancy Certificate, Residential 30 days 2nd request | currently unestablished | \$250.00 |
| Temporary Occupancy Certificate, Residential 30 days 3rd request, and beyond. | currently unestablished | \$325.00 |
| Temporary Occupancy Certificate, Commercial 30 days 1st request | currently unestablished | \$200.00 |
| Temporary Occupancy Certificate, Commercial 30 days 2nd request | currently unestablished | \$250.00 |
| Temporary Occupancy Certificate, Commercial 30 days 3rd request, and beyond. | currently unestablished | \$300.00 |
| Permit Extensions - not subject to state surcharge (Administrative fee only) | | |
| Permit Extension - Includes all disciplines 180 days | | |
| 1 st Request | currently unestablished | No Fee |
| 2 nd Request | currently unestablished | \$150.00 Residential extension fee (includes each code discipline) |
| 3 rd Request | currently unestablished | \$250.00 Residential extension fee (includes each code discipline) |
| Reinstatement of Expired Permits - subject to state surcharge | | |
| Expired no more than 12 months past their expiration date (each code discipline) | currently unestablished | \$212 |
| Expired permits over one year past their expiration date | New application with current valuation fees. | New application with current valuation fees. |

| | | |
|---|-------------------------|---|
| Expired permits lacking only final inspection (each code discipline) | currently unestablished | \$106.00 |
| Investigation Fee Hourly rate charged for research, travel time and time spent on site ensuring fire and life safety requirements are satisfied. | currently unestablished | Investigation Fee A Low effort to determine compliance. \$97.50 Investigation Fee B Medium effort to gain compliance. Stop Work order posted. Applicant obtains required permit within 10 business days. \$130.00 Investigation Fee C High effort to gain compliance. Applicant failed to meet deadline or has had more than one documented violation in 12 months for starting work without permits. \$250.00 |

Investigation Fees - actual or average cost may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines.

| Residential Fire Suppression – Standalone System, fee includes plan review [See Plumbing Fee section for Continuous Loop/Multipurpose System] | | |
|--|----------|----------|
| Gearhart Current Fees | | Proposed |
| Square Footage of Area to be Covered | | |
| 0 – 2000 sq ft | \$160.00 | \$400.00 |
| 2001 – 3600 sq ft | \$210.00 | \$500.00 |
| 3601 - 7200 sq ft | \$310.00 | \$650.00 |
| 7201 sq ft and greater | \$410.00 | \$800.00 |

When applicable, structural permits use valuation as determined by ICC Valuation Table current as of April 1 of each year, as per [OAR 918-050-0100](#).

B. Manufactured Dwelling Placement Permit Fees

| | | |
|---|--|----------|
| Manufactured Dwelling Placement Fee * | \$190.00 (Includes placement, electrical feeder, water/sewer connection) | \$400.00 |
| Earthquake resistant bracing system (when not part of original dwelling installation) | currently unestablished | \$175.00 |
| State (Cabana) Fee (rate determined by the state) | \$30.00 | \$30.00 |

** 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

C. Manufactured Dwelling/RV Parks – Area Development Permit (ADP)

*The table 2 rates and methodology are determined by the state and are therefore subject to increase/change without adoption.

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 Table 1 as referenced for each.

D. Electrical Permit Fees

All electrical is performed through the county.

E. Mechanical Permit Fees

| Residential - Fee – per each appliance | Gearhart Current Fees | Gearhart Proposed Fees |
|---|-------------------------|-------------------------|
| Air conditioner | 23.15 | \$56 per appliance |
| Air handling unit of up to 10000 cfm | 23.15 | \$41 per appliance |
| Air handling unit 10001 cfm and over | currently unestablished | \$41.00 |
| Appliance of piece of equipment regulated by code but no classified in other appliance categories | \$47.50 | \$47.50 |
| Attic or crawl space fans | currently unestablished | \$28 per appliance |
| Chimney/liner/flue/vent | currently unestablished | \$45 per appliance |
| Clothes dryer exhaust | \$23.15 | \$41 per appliance |
| Decorative gas fireplace | \$23.15 | \$41 per appliance |
| Ductwork only | currently unestablished | \$32.00 |
| Evaporative cooler other than portable | currently unestablished | \$73 per appliance |
| Floor furnace, including vent | \$23.15 w/o vent | \$56 per appliance |
| Flue vent for water heater or gas fireplace | currently unestablished | \$41 per appliance |
| Furnace – greater than 100000 BTU | \$37.95 | \$50.00 |
| Furnace – up to 100000 BTU | \$32.30 | \$50.00 |
| Furnace/burner including duct work/vent/liner | currently unestablished | \$50.00 |
| Gas or wood fireplace/insert | currently unestablished | \$50.00 |
| Gas fuel piping 1-4 outlets | \$13.10 | \$23.00 up to 4 outlets |
| Each additional outlet | \$2.80 | \$7.00 per outlet |
| Heat pump | \$42.20 | \$73.00 per appliance |
| Hood served by mechanical exhaust, including ducts for hood | \$23.15 | \$41.00 per appliance |

| | | |
|---|-------------------------|-----------------------|
| Hydronic hot water system | currently unestablished | \$82.00 |
| Installation or relocation domestic/type incinerator | \$47.50 | \$47.50 |
| Mini split system | currently unestablished | \$73 per appliance |
| Oil tank/gas diesel generators | currently unestablished | \$50.00 per appliance |
| Pool or spa heater, kiln | currently unestablished | |
| Range hood/other kitchen equipment | currently unestablished | \$41 per appliance |
| Repair, alteration, or addition to mechanical appliance including installation of controls | currently unestablished | \$41.00 per appliance |
| Suspended heater, recessed wall heater, or floor mounted heater | currently unestablished | \$56 per appliance |
| Ventilation fan connected to single duct | \$16.15 | \$28 per appliance |
| Ventilation system not a portion of heating or air-conditioning system authorized by permit | currently unestablished | \$50.00 per appliance |
| Water heater | \$23.15 | \$41 per appliance |
| Wood/pellet stove | \$23.15 | \$41 per appliance |
| Other heating/cooling | currently unestablished | \$41 per appliance |
| Other fuel appliance | currently unestablished | \$41 per appliance |
| Other environment exhaust/ventilation | currently unestablished | \$50.00 per appliance |

| Commercial Mechanical Fees | | |
|----------------------------|---|---|
| Valuation | Gearhart Current Fees | Gearhart Proposed Fees |
| \$0 - \$500 | \$61.50 | \$106.00 |
| \$501 - \$2,000.00 | \$51.75 for the first \$500 plus \$1.95 for Each additional \$100 or fraction thereof | \$106.00 for the first \$500 plus \$3.32 for each additional \$100 or fraction thereof, to and including \$2,000 |
| \$2,001 - \$25,000 | \$81.00 for the first \$2,000 plus \$7.80 for each additional \$1,000, or fraction thereof | \$155.80 for the first \$2,000 plus \$13.26 for each 5additional \$1,000 or fraction thereof, to and including \$25,000 |
| \$25,001 - \$50,000 | \$260.40 for the first \$25,000 plus \$5.85 for each additional \$1,000, or fraction thereof | \$460.78.00 for the first \$25,000 plus \$9.59 for each additional \$1,000 or fraction thereof, to and including \$50,000 |
| \$50,001 - \$100,000 | \$406.62 for the first \$50,000 plus \$3.90 for each additional \$1,000, or fraction thereof | \$700.53 for the first \$50,000 plus \$6.64 for each additional \$1,000 or fraction thereof, to and including 100,000 |
| \$100,001 and above | \$601.65 for the first \$100,000 plus \$3.25 for each additional \$1,000, or fraction thereof | \$1032.53 for the first \$100,000 plus \$5.53 for each additional \$1,000 or fraction thereof |

| Other Mechanical Fees | | |
|---|------------------------------|---------------------------|
| Mechanical Plan Review (when applicable) | 65% of mechanical permit fee | No Change |
| Additional Plan Review (when applicable) – per hour | \$61.50, minimum one hour | \$88.00, minimum one hour |
| Reinspection – per each | \$61.50 each | \$88.00 each |
| Each additional inspection, above allowable – per each | currently unestablished | \$88.00 each |
| Inspections for which no fee is specifically – per each indicated (as required) | \$61.50, minimum one hr | \$88.00, minimum one hour |
| Inspection outside of normal business hours | \$61.50, minimum 2 hrs | \$88.00, minimum 2 hours |
| Mechanical Minimum Permit Fee | \$61.50 | \$106.00 |

| | | |
|--------------------------------|---------|-----------------------------------|
| Investigation Fee - Mechanical | \$61.50 | See Structural Investigation Fees |
|--------------------------------|---------|-----------------------------------|

F. Plumbing Permit Fees

| Plumbing Permit Fees | | |
|---|------------------|---------------------|
| New 1&2 Family Dwelling – 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. <i>Half bath counted as whole.</i> | | |
| Gearhart Current Fees | | Gearhart Proposed |
| Residential Minimum Fee | \$61.50 | \$106 Minimum Fee |
| One bathroom, one kitchen | \$212.50 | \$350.00 |
| Two bathrooms, one kitchen | \$230.00 | \$470.00 |
| Three bathrooms, one kitchen | \$260.00 | \$550.00 |
| Each additional bathroom > 3 – or – kitchen > 1 | \$30.00 each | \$20.00/each |
| Each additional 100 ft or fraction thereof of site utilities – water, sewer, storm (which includes rain, footing, trench, and leach) – <i>first 100 ft included in bathroom/kitchen fee</i> | \$26.25 | \$45.00 |
| Commercial, Multi Family, Industrial, and Non-New Residential | | |
| Site Utilities | Gearhart Current | Proposed Fees |
| Sanitary Sewer - First 100 feet or less | \$47.50 | \$82.00 |
| Sanitary Sewer - Each additional 100 feet or fraction thereof | \$26.25 | \$45.00 |
| Storm – first 100 feet or less | \$47.50 | \$82.00 |
| Storm – Each additional 100 feet or fraction thereof | \$26.25 | \$45.00 |
| Water – first 100 feet or less | \$47.50 | \$82.00 |
| Water – Each additional 100 feet or fraction thereof | \$26.25 | \$45.00 |
| Fixtures | | |
| Fee – per each | | |
| Absorption valve | | \$28.00 per Fixture |
| Irrigation Systems /Backflow Device | \$30.75 | \$41.00 per fixture |
| Backflow preventer | | \$28.00 per Fixture |
| Backwater valve | | \$28.00 per Fixture |
| Catch basin or area drain | | \$28.00 per Fixture |
| Clothes washer | | \$28.00 per Fixture |
| Dishwasher | | \$28.00 per Fixture |
| Drinking fountain | | \$28.00 per Fixture |
| Ejectors/sump pump | | \$28.00 per Fixture |
| Expansion tank | | \$28.00 per Fixture |
| Fixture cap | | \$28.00 per Fixture |
| Floor drain/floor sink/hub drain | | \$28.00 per Fixture |
| Garbage disposal | | \$28.00 per Fixture |

| | | |
|--|---------|---------------------|
| Hose bib | | \$28.00 per Fixture |
| Ice maker | | \$28.00 per Fixture |
| Primer | | \$28.00 per Fixture |
| Sink/basin/lavatory | | \$28.00 per Fixture |
| Stormwater retention/detention tank/facility | | \$28.00 per Fixture |
| Swimming pool piping to equipment | | \$65.00 per Fixture |
| Trench drain | | \$28.00 per Fixture |
| Tub/shower/shower pan | | \$28.00 per Fixture |
| Urinal | | \$28.00 per Fixture |
| Water closet | | \$28.00 per Fixture |
| Water heater | | \$28.00 per Fixture |
| Other – plumbing | | \$28.00 per Fixture |
| Alternate potable water heating system | | \$28.00 per Fixture |
| Interceptor/grease trap | | \$28.00 per Fixture |
| Manholes | | \$28.00 per Fixture |
| Roof drain (commercial) | | \$28.00 per Fixture |
| Solar units (potable water) | | \$65.00 |
| Specialty Fixtures (Residential) | \$47.50 | \$58.00 |
| Specialty Fixtures (Commercial) | | \$92.00 |

Medical Gas – fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures and appliances

| Valuation | Gearhart Current Fees | Proposed Fees |
|--------------------|-----------------------|--|
| \$0 - \$5000 | | \$106.00 |
| \$5001 - \$10000 | | \$106.00 for the first \$5000 plus \$3.20 for each additional \$100 or fraction thereof, to and including \$5000 |
| \$10001 - \$100000 | | \$266.00 for the first \$10000 plus \$10.20 for each additional \$1000 or fraction thereof, to and including \$10000 |
| \$100001 and above | | \$1,184.00 for the first \$100000 plus \$7.00 for each additional \$1000 or fraction thereof |

**Residential Fire Suppression – Multipurpose/Continuous Loop System, fee includes plan review
[See Structural Fee section for Standalone System]**

| Square Footage of Area to be Covered | | Fee |
|--------------------------------------|----------|-------|
| 0 – 2000 sq ft | \$160.00 | \$250 |
| 2001 – 3600 sq ft | \$210.00 | \$300 |
| 3601 - 7200 sq ft | \$310.00 | \$350 |
| 7201 sq ft and greater | \$410.00 | \$400 |

Other Plumbing Fees

| | | |
|--|------------------------------|---------------------------|
| Plumbing Plan Review (when applicable) – commercial | 65% of mechanical permit fee | No Change |
| Plumbing Plan Review (when applicable) – residential | 65% of mechanical permit fee | No Change |
| Additional Plan Review (when applicable) – per hour | \$61.50, minimum one hour | \$88.00, minimum one hour |
| Reinspection – per each | \$61.50 each | \$88.00 each |

| | | |
|---|-------------------------|-----------------------------------|
| Each additional inspection, above allowable – per each | currently unestablished | \$88.00 each |
| Inspections for which no fee is specifically indicated (as required) – per hour | \$61.50, minimum one hr | \$88.00, minimum one hour |
| Inspection outside of normal business hours – per hour | \$61.50, minimum 2 hrs | \$88.00, minimum 2 hours |
| Investigation fee - Plumbing | \$61.50 | See Structural Investigation Fees |
| Plumbing Minimum Permit Fee – commercial | \$61.50 | \$196.00 |
| Plumbing Minimum Permit Fee – residential | \$61.50 | \$106.00 |

Miscellaneous Fees

| | | |
|---|--|---|
| Copy fees | \$0.25 per page | \$0.25 per page |
| Technology Fee | currently unestablished | 2% of permit fees |
| Returned Check fee (NSF) | \$50.00 | \$50.00 |
| Expedited Plan Review fee – Structural, in addition to standard plan review fees – plan review services outside of normal timeframes established, must be pre-approved, subject to availability/resources | | \$ 90.00 per hr. |
| Refund Policy | Refunding plan review and permit fees shall be at the sole discretion of the Building Official | Refunding building fee shall be at the sole discretion of the Building Official |
| Staff Time & Labor Misc. | \$50.00 per hr | \$50.00 per hr |

Department of Consumer and Business Services

Building Codes Division - Chapter 918

Division 50 MUNICIPAL ADMINISTRATION

918-050-0100 Statewide Fee Methodologies for Residential and Commercial Permits

(1) Residential construction permit fees shall be calculated using the following methodologies:

(a) A 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.

(A) No additional fee shall be charged for the first 100 feet of water and sewer lines, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system.

(B) The plumbing permit fee described in this section does not include:

(i) Any storm water retention/detention facility;

(ii) Irrigation and fire suppression systems; or

(iii) Additional water, sewer and service piping or private storm drainage systems exceeding the first 100 feet.

(C) 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.

(b) A mechanical permit fee shall be calculated per appliance and related equipment, with a set minimum fee.

(c) Effective January 1, 2009, a 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. The valuation shall then be applied to the municipality's fee schedule to determine the permit fee. The plan review fee shall be based on a predetermined percentage of the permit fee set by the municipality.

(A) The square footage of a dwelling, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level.

(B) The square footage of a carport, covered porch, patio, or deck shall be calculated separately at fifty percent of the value of a private garage from the ICC Building Valuation Data Table current as of April 1.

(C) Permit fees for an alteration or repair shall be calculated based on the fair market value as determined by the building official, and then applying the valuation to the municipality's fee schedule.

(2) Commercial construction permit fees shall be calculated using the following methodologies:

(a) A plumbing permit fee shall be calculated based on the number of fixtures and footage of piping, with a set minimum fee.

(b) A mechanical permit fee shall be calculated based on the value of the mechanical equipment and installation costs and applied to the municipality's fee schedule with a set minimum fee.

(c) A structural permit fee shall be calculated by applying the valuation to the municipality's fee schedule with a minimum set fee. 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.

(C) 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.

Statutory/Other Authority: ORS 455.048 & 455.055

Statutes/Other Implemented: ORS 455.046 & 455.055

History:

BCD 7-2009, f. 9-30-09, cert. ef. 10-1-09

BCD 27-2008, f. 12-12-08, cert. ef. 1-1-09

BCD 5-2007, f. 5-11-07, cert. ef. 7-1-07

BCD 31-2005, f. 12-30-05, cert. ef. 1-1-06

BCD 9-2000, f. 6-15-00, cert. ef. 10-1-00

Please use this link to bookmark or link to this rule.

v2.0.10

- System Requirements
 - Privacy Policy
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 - Oregon.gov

Oregon State Archives • 800 Summer Street NE • Salem, OR 97310
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2023 Gearhart Fee Change

A. Structural Permit Fees

| Structural Permit Fee table | | | | | | | |
|-----------------------------|---|---------------------|---|---|--|--------------------|--|
| Valuation | Gearhart Current Fees | Valuation | Gearhart Proposed Fees | Seaside Fees | County Fees | Valuation | Cannon Beach Fees |
| \$0 - \$500 | \$61.50 | \$1 - \$500 | \$106.00 | \$84.00 | \$119.00 | \$1 - \$2,200 | \$75.00 |
| \$501 - \$2,000.00 | \$51.75 for the first \$500 plus \$1.95 for Each additional \$100 or fraction thereof | \$501 - \$2,000 | \$106.00 for the first \$500 plus \$3.32 for each additional \$100 or fraction thereof, to and including \$2,000 | \$70.00 for the first \$500.00 plus \$2.64 for each additional \$100, or fraction thereof | \$119.00 for the first \$500 plus \$3.72 for each additional \$100, or fraction thereof | \$2,201 - \$9,700 | \$75.00 for the first \$2,200 plus \$3.00 for each additional \$100, or fraction thereof |
| \$2,001 - \$\$25,000 | \$81.00 for the first \$2,000 plus \$7.80 for each additional \$1,000, or fraction thereof | \$2,001 - \$25,000 | \$155.80 for the first \$2,000 plus \$13.26 for each additional \$1,000 or fraction thereof, to and including \$25,000 | \$110.00 for the first \$2,000 plus \$10.53 for each additional \$1,000.00, or fraction thereof | \$174.80 for the first \$2,000 plus \$14.85 for each additional \$1000, or fraction thereof | \$9,701- \$19,500 | \$300.00 for the first \$9,700 plus \$2.50 for each additional \$100 or fraction thereof |
| \$25,001 - \$50,000 | \$260.40 for the first \$25,000 plus \$5.85 for each additional \$1,000, or fraction thereof | \$25,001 - \$50,000 | \$460.78.00 for the first \$25,000 plus \$9.59 for each additional \$1,000 or fraction thereof, to and including \$50,000 | \$352.00 for the first \$1,000 plus \$7.90 for each additional \$1,000, or fraction thereof | \$516.35 for the first \$25,000 plus \$11.14 for each additional \$1,000, or fraction thereof | \$19,501- \$96,800 | \$545.00 for the first \$19,500 plus \$1.75 for each additional \$100 or fraction thereof |
| \$50,001 - \$100,000 | \$406.62 for the first \$50,000 plus \$3.90 for each additional \$1,000, or fraction thereof | \$50,001 - 100,000 | \$700.53 for the first \$50,000 plus \$6.64 for each additional \$1,000 or fraction thereof, to and including 100,000 | \$549.00 for the first \$1,000 plus \$5.27 for each additional \$1,000, or fraction thereof | \$749.85 for the first \$50,000 plus \$7.45 for each additional \$1,000, or fraction thereof | \$96,801 & up | \$1897.75 for the first \$96,800 plus \$1.00 for each additional \$100 or fraction thereof |
| \$100,001 and above | \$601.65 for the first \$100,000 plus \$3.25 for each additional \$1,000, or fraction thereof | 100,001 and up | \$1032.53 for the first \$100,000 plus \$5.53 for each additional \$1,000 or fraction thereof | \$813.00 for the first \$100,000 plus \$4.39 for each additional \$1,000, or fraction thereof | \$1167.35 for the first \$100,000 plus \$6.19 for each additional \$1,000, or fraction thereof | | |

When a structural permit is required by the state building code for retaining walls, decks, fences, accessory structures, etc – see Structural Permit fees by valuation

| Other Structural Fees | | | | | |
|---|--|---|---|---|---|
| | Gearhart Current Fees | Gearhart Proposed Fees | Seaside | County | Cannon Beach |
| Commercial Fire Suppression | See Structural Permit Fee table by valuation PER State | Fee as per Structural Permit Fee Table by Valuation | Fee as per Structural Permit Fee Table by Valuation | Fee as per Structural Permit Fee Table by Valuation | Fee as per Structural Permit Fee Table by Valuation |
| Solar Permit (when required) – Prescriptive Path System, fee includes plan review | currently unestablished | \$250.00 | | \$280.00 | \$250 |

| | | | | | |
|---|--|---|--|--|--|
| 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. Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation. | 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. Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation. | 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. Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation. | 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. Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation. |
| Structural Plan Review (when applicable) | 65% of structural permit fee | 75% of structural permit fee | 75% of structural permit fee | 75% of structural permit fee | 75% of building permit fees |
| Seismic Surcharge – plan review on essential structures | currently unestablished | 1% of structural permit fee | | | 1% of building permit fee |
| Additional Plan Review (when applicable) - hourly | \$61.50 | \$88.00 per hr, minimum one hour | \$84.00 per hr | \$60.00 per ½ hr. (minimum charge: 30 minutes) | \$54/hour |
| Fire Life Safety Plan Review (when applicable) | 65% of structural permit fee | No Change | 50% of building permit fee | 50% of building permit fee | 50% of building permit fee |
| Reinspection – per each | \$61.50 each | \$88.00 each | \$84.00 each | \$119.00 each | \$106 |
| Each additional inspection, above allowable – per each | currently unestablished | \$88.00 each | \$84.00 per hr (Minimum charge one half hour) | \$119.00 per hr (minimum charge: one hour) | \$106 |
| Inspections for which no fee is specifically indicated (as required) - hourly | \$61.50 (minimum one-half hour) | \$88.00, (minimum one hour) | \$84.00 (Minimum charge one half hour) | \$119.00 per hr (minimum charge: one hour) | \$106/hour |
| Inspection outside of normal business hours - hourly | \$61.50 per hr | \$106.00, minimum two hours | \$84.00 (Minimum two-hour charge) | \$119.00 per hr (minimum charge: two hours) | \$106/hour |
| Deferred Submittal Plan Review Fee – in addition to project plan review fees | \$250.00 plus 65% of the permit fee according to OAR 918-050-0110 (2) (3) using the valuation of the particular deferred submittal. This fee is | \$250.00 minimum 65% of the permit fee according to OAR 918-050-0170 using the valuation of the particular deferred portion. | | | 65% of the building permit fee calculated using the valuation of the deferred portion with a \$250 minimum (in addition to standard plan review fees) |

| | | | | | |
|--|--|---|---|----------|--|
| | in addition to the project fees based on the total valuation | | | | |
| Phased Project Plan Review Fee – in addition to project plan review fees | \$250.00 plus permit fees for cost of the phased portion | \$275.00 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1500.00 per phase. | \$340 plus 75% of the permit fee according to OAR 918-050-0110 (2) (3) using the valuation of the particular deferred submittal. This fee is in addition to the project fees based on the total project valuation | | \$315 minimum plus 10% of total project building permits, not to exceed \$1500 for each phase. In addition to standard plan review fees. |
| Structural demolition – complete demolition, not subject to State Surcharge | currently unestablished | Apply Building Permit Fees (above) based on total project value. | | | \$106 |
| Structural alteration (not demo) – partial, soft, interior | currently unestablished | See Structural Permit Fee table by valuation, incurs State Surcharge | | | |
| Structural Minimum Permit Fee | currently unestablished | \$106.00 | \$84.00 | \$119.00 | \$106 |
| Change of Use or Change of Occupancy permit fee, when no structural work is proposed | currently unestablished | \$175.00 | | | \$126 |
| Temporary Occupancy Certificate, Residential 30 days 1st request | currently unestablished | \$175.00 | | \$250.00 | \$200.00 Residential, Maximum 30 days |
| Temporary Occupancy Certificate, Residential 30 days 2nd request | currently unestablished | \$250.00 | | \$375.00 | |
| Temporary Occupancy Certificate, Residential 30 days 3rd request, and beyond. | currently unestablished | \$325.00 | | \$500.00 | |
| Temporary Occupancy Certificate, Commercial 30 days 1st request | currently unestablished | \$200.00 | | \$500.00 | \$200.00 Residential, Maximum 30 days |
| Temporary Occupancy Certificate, Commercial 30 days 2nd request | currently unestablished | \$250.00 | | \$625.00 | |
| Temporary Occupancy Certificate, Commercial 30 days 3rd request, and beyond. | currently unestablished | \$300.00 | | \$800.00 | |

| Permit Extensions - not subject to state surcharge (Administrative fee only) | | | | | |
|--|-------------------------|--|--|----------|---|
| Permit Extension - Includes all disciplines 180 days | | | | | |
| 1 st Request | currently unestablished | No Fee | | No Fee | \$106 Residential extension fee (includes each code discipline) |
| 2 nd Request | currently unestablished | \$150.00 Residential extension fee (includes each code discipline) | | \$238.00 | |
| 3 rd Request | currently unestablished | \$250.00 Residential extension fee (includes each code discipline) | | \$357.00 | |

| Reinstatement of Expired Permits - subject to state surcharge | | | | | |
|---|--|---|--|---------------------|---|
| Expired no more than 12 months past their expiration date (each code discipline) | currently unestablished | \$212 | | \$119.00 | ½ the original permit fee or \$212, whichever is greater. |
| Expired permits over one year past their expiration date | New application with current valuation fees. | New application with current valuation fees. | | New Permit Required | New application with current valuation fees. |
| Expired permits lacking only final inspection (each code discipline) | currently unestablished | \$106.00 | | \$119.00 | \$106 |
| Investigation Fee Hourly rate charged for research, travel time and time spent on site ensuring fire and life safety requirements are satisfied. | currently unestablished | Investigation Fee A Low effort to determine compliance. \$97.50 Investigation Fee B Medium effort to gain compliance. Stop Work order posted. Applicant obtains required permit within 10 business days. \$130.00 Investigation Fee C High effort to gain compliance. Applicant failed to meet deadline or has had more than one documented violation in 12 months for starting work without permits. \$250.00 | | | |

Investigation Fees - actual or average cost may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines.

| Residential Fire Suppression – Standalone System, fee includes plan review [See Plumbing Fee section for Continuous Loop/Multipurpose System] | | | | | |
|--|----------|----------|----------|----------|--------------|
| Gearhart Current Fees | | Proposed | Seaside | County | Cannon Beach |
| Square Footage of Area to be Covered | | | | | |
| 0 – 2000 sq ft | \$160.00 | \$400.00 | \$216.00 | \$400.00 | \$400.00 |

| | | | | | |
|------------------------|----------|----------|----------|----------|----------|
| 2001 – 3600 sq ft | \$210.00 | \$500.00 | \$284.00 | \$450.00 | \$500.00 |
| 3601 - 7200 sq ft | \$310.00 | \$650.00 | \$420.00 | \$500.00 | \$650.00 |
| 7201 sq ft and greater | \$410.00 | \$800.00 | \$554.00 | \$550.00 | \$800.00 |

When applicable, structural permits use valuation as determined by ICC Valuation Table current as of April 1 of each year, as per *OAR 918-050-0100*.

B. Manufactured Dwelling Placement Permit Fees

| | | | | | |
|---|--|----------|----------|--|----------|
| Manufactured Dwelling Placement Fee * | \$190.00 (Includes placement, electrical feeder, water/sewer connection) | \$400.00 | \$160.00 | Manufactured Dwelling or RV Park 65% of permit fee | \$202.00 |
| Earthquake resistant bracing system (when not part of original dwelling installation) | currently unestablished | \$175.00 | | | \$126.00 |
| State (Cabana) Fee (rate determined by the state) | \$30.00 | \$30.00 | | | \$30.00 |

** 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

C. Manufactured Dwelling/RV Parks – Area Development Permit (ADP)

***The table 2 rates and methodology are determined by the state and are therefore subject to increase/change without adoption.**

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 Table 1 as referenced for each.

D. Electrical Permit Fees

All electrical is performed through the county.

E. Mechanical Permit Fees

| | | | | | |
|--|-----------------------|------------------------|---------|--------|--------------|
| Residential - Fee – per each appliance | Gearhart Current Fees | Gearhart Proposed Fees | Seaside | County | Cannon Beach |
|--|-----------------------|------------------------|---------|--------|--------------|

| | | | | | |
|---|-------------------------|-------------------------|-------------------------|-------------------------|--------------------|
| Air conditioner | 23.15 | \$56 per appliance | \$44.00 each | \$60.00 per appliance | \$56 per appliance |
| Air handling unit of up to 10000 cfm | 23.15 | \$41 per appliance | \$32.00 each | \$50.00 per appliance | \$41 per appliance |
| Air handling unit 10001 cfm and over | currently unestablished | \$41.00 | \$32.00 | \$50.00 per appliance | |
| Appliance of piece of equipment regulated by code but no classified in other appliance categories | \$47.50 | \$47.50 | | | |
| Attic or crawl space fans | currently unestablished | \$28 per appliance | | | \$28 per appliance |
| Chimney/liner/flue/vent | currently unestablished | \$45 per appliance | | \$50.00 per appliance | \$45 per appliance |
| Clothes dryer exhaust | \$23.15 | \$41 per appliance | \$32.00 | \$50.00 per appliance | \$41 per appliance |
| Decorative gas fireplace | \$23.15 | \$41 per appliance | | \$50.00 per appliance | \$41 per appliance |
| Ductwork only | currently unestablished | \$32.00 | | | |
| Evaporative cooler other than portable | currently unestablished | \$73 per appliance | | | \$73 per appliance |
| Floor furnace, including vent | \$23.15 w/o vent | \$56 per appliance | \$44.00 | \$50.00 per appliance | \$56 per appliance |
| Flue vent for water heater or gas fireplace | currently unestablished | \$41 per appliance | | \$50.00 per appliance | \$41 per appliance |
| Furnace – greater than 100000 BTU | \$37.95 | \$50.00 | \$52.00 Per Appliance | \$73.00 per appliance | \$65 per appliance |
| Furnace – up to 100000 BTU | \$32.30 | \$50.00 | \$44.00 Per Appliance | \$73.00 per appliance | \$56 per appliance |
| Furnace/burner including duct work/vent/liner | currently unestablished | \$50.00 | | \$60.00 per appliance | \$56 per appliance |
| Gas or wood fireplace/insert | currently unestablished | \$50.00 | \$32.00 Per Appliance | \$50.00 per appliance | \$41 per appliance |
| Gas fuel piping 1-4 outlets | \$13.10 | \$23.00 up to 4 outlets | \$18.00 up to 4 outlets | \$50.00 up to 4 outlets | \$23 1-4 outlets |
| Each additional outlet | \$2.80 | \$7.00 per outlet | \$4. .00 per outlet | \$10.00 per outlet | \$7 each |
| Heat pump | \$42.20 | \$73.00 per appliance | \$58.00 Per Appliance | \$73.00 per appliance | \$73 per appliance |
| Hood served by mechanical exhaust, including ducts for hood | \$23.15 | \$41.00 per appliance | \$22.00 Per Appliance | \$50.00 Per appliance | \$41 per appliance |
| Hydronic hot water system | currently unestablished | \$82.00 | | | |
| Installation or relocation domestic/type incinerator | \$47.50 | \$47.50 | | | |
| Mini split system | currently unestablished | \$73 per appliance | | | \$73 per appliance |
| Oil tank/gas diesel generators | currently unestablished | \$50.00 per appliance | | | |
| Pool or spa heater, kiln | currently unestablished | | | | |

| | | | | | |
|---|-------------------------|-----------------------|-----------------------|-----------------------|--------------------|
| Range hood/other kitchen equipment | currently unestablished | \$41 per appliance | | \$50.00 per appliance | \$41 per appliance |
| Repair, alteration, or addition to mechanical appliance including installation of controls | currently unestablished | \$41.00 per appliance | | | |
| Suspended heater, recessed wall heater, or floor mounted heater | currently unestablished | \$56 per appliance | \$44.00 Per Appliance | \$60.00 per appliance | \$56 per appliance |
| Ventilation fan connected to single duct | \$16.15 | \$28 per appliance | | \$30.00 Per appliance | \$28 per appliance |
| Ventilation system not a portion of heating or air-conditioning system authorized by permit | currently unestablished | \$50.00 per appliance | \$22.00 Per Appliance | \$50.00 Per appliance | \$41 per appliance |
| Water heater | \$23.15 | \$41 per appliance | \$44.00 Per Appliance | \$60.00 per appliance | \$41 per appliance |
| Wood/pellet stove | \$23.15 | \$41 per appliance | \$32.00 | \$50.00 per appliance | \$41 per appliance |
| Other heating/cooling | currently unestablished | \$41 per appliance | | | \$41 per appliance |
| Other fuel appliance | currently unestablished | \$41 per appliance | | | \$41 per appliance |
| Other environment exhaust/ventilation | currently unestablished | \$50.00 per appliance | | | \$41 per appliance |

| Commercial Mechanical Fees | | | | | |
|-----------------------------------|--|---|---|---|---|
| Valuation | Gearhart Current Fees | Gearhart Proposed Fees | Seaside | County | Cannon Beach |
| \$0 - \$500 | \$61.50 | \$106.00 | \$84.00 | \$119.00 | \$106.00 |
| \$501 - \$2,000.00 | \$51.75 for the first \$500 plus \$1.95 for Each additional \$100 or fraction thereof | \$106.00 for the first \$500 plus \$3.32 for each additional \$100 or fraction thereof, to and including \$2,000 | \$70.00 for the first \$500.00 plus 2.64 for each additional \$100.00 or fraction thereof | \$119.00 for the first \$500 plus \$3.72 for each additional \$1,000 or fraction thereof | \$106.00 for the first \$500 plus \$3.32 for each additional \$100, or fraction thereof |
| \$2,001 - \$25,000 | \$81.00 for the first \$2,000 plus \$7.80 for each additional \$1,000, or fraction thereof | \$155.80 for the first \$2,000 plus \$13.26 for each additional \$1,000 or fraction thereof, to and including \$25,000 | \$110.00 for the first \$2000.00 plus \$10.53 for each additional \$1000.00 or fraction thereof | \$174.80 for the first \$2,000 plus \$14.85 for each additional \$1,000 or fraction thereof | \$155.80 for the first \$2,000 plus \$13.26 for each additional \$1,000 or fraction thereof |
| \$25,001 - \$50,000 | \$260.40 for the first \$25,000 plus \$5.85 for each additional \$1,000, or fraction thereof | \$460.78.00 for the first \$25,000 plus \$9.59 for each additional \$1,000 or fraction thereof, to and including \$50,000 | \$352.00 for the first \$25,000.00 plus \$7.90 for each additional \$1,000.00 or fraction thereof | \$516.35 for the first \$25,000, plus \$11.14 for each additional \$1,000 or fraction thereof | \$460.78 for the first \$25,000 plus \$9.95 for each additional \$1,000 or fraction thereof |
| \$50,001 - \$100,000 | \$406.62 for the first \$50,000 plus \$3.90 for | \$700.53 for the first \$50,000 plus \$6.64 for each additional \$1,000 or | \$549.00 for the first \$50,000.00 plus \$5.27 for | \$794.85 for the first \$50,000, plus \$7.45 for | \$709.53 for the first \$50,000 plus \$6.64 for |

| | | | | | |
|---|---|---|--|--|---|
| | each additional \$1,000, or fraction thereof | fraction thereof, to and including 100,000 | each additional \$1,000.00 or fraction thereof | each additional \$1,000 or fraction thereof | each additional \$1,000 or fraction thereof |
| \$100,001 and above | \$601.65 for the first \$100,000 plus \$3.25 for each additional \$1,000, or fraction thereof | \$1032.53 for the first \$100,000 plus \$5.53 for each additional \$1,000 or fraction thereof | \$813.00 for the first \$100,000.00 plus \$4.39 for each additional \$1,000.00 or fraction thereof | \$1167.35 for the first \$100,000, plus \$6.19 for each additional \$1,000 or fraction thereof | \$1041.53 for the first \$100,000 plus \$5.53 for each additional \$1,000 or fraction thereof |
| Other Mechanical Fees | | | | | |
| Mechanical Plan Review (when applicable) | 65% of mechanical permit fee | No Change | 35% percent of mechanical permit fee | | 35% of Mechanical Permit Fee |
| Additional Plan Review (when applicable) – per hour | \$61.50, minimum one hour | \$88.00, minimum one hour | | | \$54/hour (when applicable, 30 minute minimum) |
| Reinspection – per each | \$61.50 each | \$88.00 each | | | \$106 each |
| Each additional inspection, above allowable – per each | currently unestablished | \$88.00 each | | | \$106 each |
| Inspections for which no fee is specifically – per each indicated (as required) | \$61.50, minimum one hr | \$88.00, minimum one hour | | | \$106/hour (minimum charge 1 hours) |
| Inspection outside of normal business hours | \$61.50, minimum 2 hrs | \$88.00, minimum 2 hours | | | \$106/hour (minimum charge 2 hours) |
| Mechanical Minimum Permit Fee | \$61.50 | \$106.00 | \$84.00 | \$119.00 | \$106.00 |
| Investigation Fee - Mechanical | \$61.50 | See Structural Investigation Fees | | | |

F. Plumbing Permit Fees

| | | | | | | |
|---|--------------|-------------------|---|----------|--------------------------------|-------------------|
| Plumbing Permit Fees | | | | | | |
| New 1&2 Family Dwelling – 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. <i>Half bath counted as whole.</i> | | | | | | |
| Gearhart Current Fees | | Gearhart Proposed | | Seaside | County | Cannon Beach |
| Residential Minimum Fee | \$61.50 | \$106 Minimum Fee | \$250.00 Base Fee (3 or Fewer Fixtures) | \$286.00 | \$119.00 (3 or Fewer Fixtures) | \$106 Minimum Fee |
| One bathroom, one kitchen | \$212.50 | \$350.00 | \$312.00 | \$286.00 | \$400.00 | \$360.00 |
| Two bathrooms, one kitchen | \$230.00 | \$470.00 | \$312.00 | \$286.00 | \$450.00 | \$393.00 |
| Three bathrooms, one kitchen | \$260.00 | \$550.00 | \$312.00 | \$286.00 | \$500.00 | \$443.00 |
| Each additional bathroom > 3 – or – kitchen > 1 | \$30.00 each | \$20.00/each | \$42.00 | \$286.00 | \$96.00 each additional bath | \$52.00 each |

| | | | | | |
|---|-------------------------|----------------------|----------------|---------------------------------|---------------------|
| | | | | \$50.00 each additional kitchen | |
| Each additional 100 ft or fraction thereof of site utilities – water, sewer, storm (which includes rain, footing, trench, and leach) – <i>first 100 ft included in bathroom/kitchen fee</i> | \$26.25 | \$45.00 | \$36.00 | \$50.00 | \$45.00 |
| Commercial, Multi Family, Industrial, and Non-New Residential | | | | | |
| Site Utilities | Gearhart Current | Proposed Fees | Seaside | County | Cannon Beach |
| Sanitary Sewer - First 100 feet or less | \$47.50 | \$82.00 | | \$92.00 | \$82.00 |
| Sanitary Sewer - Each additional 100 feet or fraction thereof | \$26.25 | \$45.00 | | \$50.00 | \$45.00 |
| Storm – first 100 feet or less | \$47.50 | \$82.00 | | \$92.00 | \$82.00 |
| Storm – Each additional 100 feet or fraction thereof | \$26.25 | \$45.00 | | \$50.00 | \$45.00 |
| Water – first 100 feet or less | \$47.50 | \$82.00 | | \$92.00 | \$82.00 |
| Water – Each additional 100 feet or fraction thereof | \$26.25 | \$45.00 | | \$50.00 | \$45.00 |
| Fixtures Fee – per each | | | | | |
| Absorption valve | | \$28.00 per Fixture | | | |
| Irrigation Systems /Backflow Device | \$30.75 | \$41.00 per fixture | | | |
| Backflow preventer | | \$28.00 per Fixture | | | |
| Backwater valve | | \$28.00 per Fixture | | | |
| Catch basin or area drain | | \$28.00 per Fixture | | | |
| Clothes washer | | \$28.00 per Fixture | | | |
| Dishwasher | | \$28.00 per Fixture | | | |
| Drinking fountain | | \$28.00 per Fixture | | | |
| Ejectors/sump pump | | \$28.00 per Fixture | | | |
| Expansion tank | | \$28.00 per Fixture | | | |
| Fixture cap | | \$28.00 per Fixture | | | |
| Floor drain/floor sink/hub drain | | \$28.00 per Fixture | | | |
| Garbage disposal | | \$28.00 per Fixture | | | |

| | | | | | |
|--|---------|---------------------|--|--|--|
| Hose bib | | \$28.00 per Fixture | | | |
| Ice maker | | \$28.00 per Fixture | | | |
| Primer | | \$28.00 per Fixture | | | |
| Sink/basin/lavatory | | \$28.00 per Fixture | | | |
| Stormwater retention/detention tank/facility | | \$28.00 per Fixture | | | |
| Swimming pool piping to equipment | | \$65.00 per Fixture | | | |
| Trench drain | | \$28.00 per Fixture | | | |
| Tub/shower/shower pan | | \$28.00 per Fixture | | | |
| Urinal | | \$28.00 per Fixture | | | |
| Water closet | | \$28.00 per Fixture | | | |
| Water heater | | \$28.00 per Fixture | | | |
| Other – plumbing | | \$28.00 per Fixture | | | |
| Alternate potable water heating system | | \$28.00 per Fixture | | | |
| Interceptor/grease trap | | \$28.00 per Fixture | | | |
| Manholes | | \$28.00 per Fixture | | | |
| Roof drain (commercial) | | \$28.00 per Fixture | | | |
| Solar units (potable water) | | \$65.00 | | | |
| Specialty Fixtures (Residential) | \$47.50 | \$58.00 | | | |
| Specialty Fixtures (Commercial) | | \$92.00 | | | |

| Medical Gas – fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures and appliances | | | | | |
|--|-----------------------|--|---|---|---|
| Valuation | Gearhart Current Fees | Proposed Fees | Seaside | County | Cannon Beach |
| \$0 - \$5000 Seaside Only & County - \$0 to \$501.00 | | \$106.00 | \$84.00 | \$119.00 | \$106 |
| Seaside & County Only - \$501.00 to \$2,000.00 | | | \$58.00 for the first \$500.00 plus \$2.54 for each additional \$100.00, or fraction thereof | \$119.00 for the first \$500 plus \$3.72 for each additional \$1,000 or fraction thereof | |
| \$5001 - \$10000 Seaside & County Only - \$2,001.00 to \$25,000.00 | | \$106.00 for the first \$5000 plus \$3.20 for each additional \$100 or fraction thereof, to and including \$5000 | \$172.00 for the first \$2,000.00 plus \$2.37 for each additional \$1,000.00, or fraction thereof | \$174.80 for the first \$2,000 plus \$14.85 for each additional \$1,000 or fraction thereof | \$106 for the first \$5,000 plus \$3.20 for each additional \$100 or fraction thereof |
| \$10001 - \$100000 | | \$266.00 for the first \$10000 plus \$10.20 for | \$290.00 for the first \$25,000.00 plus \$2.20 for | \$516.35 for the first \$25,000, plus \$11.14 for | \$266 for the first \$10,000 plus \$10.99 for each |

| | | | | | |
|---|--|--|---|--|--|
| Seaside & County Only - \$25,001.00 to \$50,000.00 | | each additional \$1000 or fraction thereof, to and including \$10000 | each additional \$1,000.00, or fraction thereof | each additional \$1,000 or fraction thereof | additional \$1,000 or fraction thereof |
| \$100001 and above Seaside & County Only - \$50,001.00 to \$100,000.00 | | \$1,184.00 for the first \$100000 plus \$7.00 for each additional \$1000 or fraction thereof | \$1,167.00 for the first \$50,000.00 plus \$2.11 for each additional \$1,000.00, or fraction thereof | \$794.85 for the first \$50,000, plus \$7.45 for each additional \$1,000 or fraction thereof | \$1,255.10 for the first \$100,000 plus \$7.80 for each additional \$1,000 or fraction thereof |
| Seaside & County Only - \$100,001.00 and up | | | \$2,222.00 for the first \$100,000.00 plus \$2.45 for each additional \$1,000.00, or fraction thereof | \$1167.35 for the first \$100,000, plus \$6.19 for each additional \$1,000 or fraction thereof | |

**Residential Fire Suppression – Multipurpose/Continuous Loop System, fee includes plan review
[See Structural Fee section for Standalone System]**

| | | | | | |
|--------------------------------------|----------|-------|--|-----|-------|
| Square Footage of Area to be Covered | | Fee | | N/A | |
| 0 – 2000 sq ft | \$160.00 | \$250 | | | \$250 |
| 2001 – 3600 sq ft | \$210.00 | \$300 | | | \$300 |
| 3601 - 7200 sq ft | \$310.00 | \$350 | | | \$350 |
| 7201 sq ft and greater | \$410.00 | \$400 | | | \$400 |

Other Plumbing Fees

| | | | | | |
|---|------------------------------|-----------------------------------|--|--|-----------------------------------|
| Plumbing Plan Review (when applicable) – commercial | 65% of mechanical permit fee | No Change | | 75% of plumbing permit fee | 35% of Plumbing Permit Fee |
| Plumbing Plan Review (when applicable) – residential | 65% of mechanical permit fee | No Change | | 75% of plumbing permit fee | 35% of Plumbing Permit Fee |
| Additional Plan Review (when applicable) – per hour | \$61.50, minimum one hour | \$88.00, minimum one hour | | \$60.00 per half hr (30 minutes minimum) | \$54.00/hour |
| Reinspection – per each | \$61.50 each | \$88.00 each | | \$119.00 each | \$106.00 |
| Each additional inspection, above allowable – per each | currently unestablished | \$88.00 each | | \$119.00 each | \$106.00 |
| Inspections for which no fee is specifically indicated (as required) – per hour | \$61.50, minimum one hr | \$88.00, minimum one hour | | \$119.00 each | \$106/hour |
| Inspection outside of normal business hours – per hour | \$61.50, minimum 2 hrs | \$88.00, minimum 2 hours | | \$119.00 each | \$106/hour |
| Investigation fee - Plumbing | \$61.50 | See Structural Investigation Fees | | | See Structural Investigation Fees |

| | | | | | |
|---|---------|----------|----------|----------|----------|
| Plumbing Minimum Permit Fee – commercial | \$61.50 | \$196.00 | \$250.00 | \$196.00 | \$175.00 |
| Plumbing Minimum Permit Fee – residential | \$61.50 | \$106.00 | \$106.00 | \$119.00 | \$106.00 |

Miscellaneous Fees

| | | | | | |
|---|--|---|--|-------------------|--|
| Copy fees | \$0.25 per page | \$0.25 per page | | | |
| Technology Fee | currently unestablished | 2% of permit fees | | 3% of permit fees | |
| Returned Check fee (NSF) | \$50.00 | \$50.00 | | | |
| Expedited Plan Review fee – Structural, in addition to standard plan review fees – plan review services outside of normal timeframes established, must be pre-approved, subject to availability/resources | | \$ 90.00 per hr. | | | |
| Refund Policy | Refunding plan review and permit fees shall be at the sole discretion of the Building Official | Refunding building fee shall be at the sole discretion of the Building Official | | | Refunding plan review and permit fees shall be at the sole discretion of the Building Official and be in conformance with the Cannon Beach Building Code Section 15.04.120 (B) |
| Staff Time & Labor Misc. | \$50.00 per hr | \$50.00 per hr | | | |

The Uniform Fee Methodology New SFD

The Uniform Fee Methodology rule contains provisions regarding the calculation of fees using the International Code Council (ICC) Building Valuation Data Table. (See Attached) **All local jurisdictions are required to use the table that is in effect on April 1 of each year.** The ICC Valuation Data Table is intended to be reflective of national average construction costs based on typical methods for each occupancy group and type of construction. Once the project valuation is determined using the ICC Table, the municipality's fee schedule is applied to determine the building permit fee. Plan reviews fees are based on a predetermined percentage of the building permit fee. Our current plan review percentage is 65%. Local fees must be enacted by ordinance pursuant to ORS 455.210 (3) (a) which allows a municipality to establish a fee schedule that is both reasonable and necessary to provide for the administration and enforcement of the state building code. Fees collected by the local jurisdiction are dedicated funds to be used only to offset the cost of administering the building code enforcement program.

Example: One 2,000 sq. /ft. single family dwelling with 500 sq. /ft. of garage space.

Permit Fee Example

| | Total | X | Per Sq Ft | Valuations |
|---------------------------------|-------|---|-----------|---------------------|
| Living Space | 2,000 | X | \$150.87 | \$301,740.00 |
| Garage | 500 | X | \$60.43 | \$30,215.00 |
| Porch/Deck | | X | \$30.22 | \$0.00 |
| Total Building Valuation | | | | \$331,955.00 |

| | | | |
|---|-------------|-------------------|--------------------------|
| Permit Fee Breakdown | | \$331,955.00 | Total Building Valuation |
| | \$96,831.00 | \$235,124.00 | Minus "at least" |
| | 100 | \$2,351.24 | Divide by 100 |
| | \$1.00 | \$2,351.24 | Multiply by Value Fee |
| | \$1,308.82 | \$3,660.06 | Add Minimum Fee |
| Total | | \$3,660.06 | Building Permit Fee |
| | 65% | \$2,379.04 | Plan Review Fee |
| | 12% | \$439.21 | State Building Fee |
| Total Building Permit Fee Estimate | | \$6,478.31 | |

Table 1-MD

Manufactured Dwelling Park Permit Fees

(OAR 918-600-0030 – effective 1/1/96)

| Total Valuation | Fee |
|--------------------------|---|
| \$1 to \$500 | \$15 |
| \$501 to \$2,000 | \$15 for the first \$500 plus \$1.50 for each additional \$100 or fraction thereof, to and including \$2,000 |
| \$2,001 to \$25,000 | \$45 for the first \$2,000 plus \$9 for each additional \$1000 or fraction thereof, to and including \$25,000 |
| \$25,001 to \$50,000 | \$252 for the first \$25,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$50,000 |
| \$50,001 to \$100,000 | \$414.50 for the first \$50,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$100,000 |
| \$100,001 to \$500,000 | \$639.50 for the first \$100,000 plus \$3.50 for each additional \$1,000 or fraction thereof, to and including \$500,000 |
| \$500,001 to \$1,000,000 | \$2,039.50 for the first \$500,000 plus \$2 for each additional \$1,000 or fraction thereof, to and including \$1,000,000 |
| \$1,000,000 and up | \$3,539.50 for the first \$1,000,000 plus \$2 for each additional \$1,000 or fraction thereof |

NOTE: Table 1-MD is based on Table No. 3-A of the **1988 Uniform Building Code**.

Table 2-MD

Manufactured Dwelling Park Evaluations

(OAR 918-600-0030 – effective 1/1/96)

| Park Class | Spaces Per Acre | | | | | | | | |
|-------------------|------------------------|----------|----------|----------|----------|----------|-----------|-----------|-----------|
| | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| A | 5901 | 5517 | 5197 | 4941 | 4685 | 4493 | 4365 | 4301 | 4237 |
| B | 5504 | 5120 | 4800 | 4544 | 4288 | 4096 | 3968 | 3904 | 3804 |
| C | 5312 | 5028 | 4608 | 4352 | 4269 | 3904 | 3776 | 3712 | 3648 |

NOTES:

- (1) Table 2-MD is based on the 1990 evaluation for Mobile Home Parks published by the Oregon Department of Revenue.
- (2) Deduct ten percent from the valuation of parks constructed East of the Cascade Summit.
- (3) "Class A" parks contain paved streets, curbs and sidewalks.
- (4) "Class B" parks contain paved streets, no curbs and no sidewalks.
- (5) "Class C" parks contain no paved streets, no curbs but have sidewalks on one side of each street.
- (6) When a park contains spaces in more than one class, figure the spaces in each class; then add them together to obtain the total valuation for the park.

Table 1-RV

Recreation Parks and Organizational Camp Permit Fees

(OAR 918-650-0030 – effective 10/31/91)

| Total Valuation | Fee |
|--------------------------|---|
| \$1 to \$500 | \$15 |
| \$501 to \$2,000 | \$15 for the first \$500 plus \$2.00 for each additional \$100 or fraction thereof, to and including \$2,000 |
| \$2,001 to \$25,000 | \$45 for the first \$2,000 plus \$9 for each additional \$1000 or fraction thereof, to and including \$25,000 |
| \$25,001 to \$50,000 | \$252 for the first \$25,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$50,000 |
| \$50,001 to \$100,000 | \$414.50 for the first \$50,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$100,000 |
| \$100,001 to \$500,000 | \$639.50 for the first \$100,000 plus \$3.50 for each additional \$1,000 or fraction thereof, to and including \$500,000 |
| \$500,001 to \$1,000,000 | \$2,039.50 for the first \$500,000 plus \$2 for each additional \$1,000 or fraction thereof, to and including \$1,000,000 |
| \$1,000,000 and up | \$3,539.50 for the first \$1,000,000 plus \$2 for each additional \$1,000 or fraction thereof |

NOTE: Table 1-RV is based on Table 3-A of the **1988 Uniform Building Code**.

Table 2-RV

Recreation Park Valuation Table

(OAR 918-650-0030 – effective 10/31/91)

| Class | Spaces Per Acre | | | | | | | | |
|-------|-----------------|------|------|------|------|------|------|------|------|
| | 6 | 8 | 10 | 12 | 14 | 16 | 18 | 20 | 22 |
| A | 2637 | 2470 | 2320 | 2189 | 2074 | 1978 | 1907 | 1849 | 1798 |
| B | 2483 | 2317 | 2176 | 2035 | 1920 | 1824 | 1754 | 1696 | 1645 |
| C | 1792 | 1626 | 1485 | 1344 | 1229 | 1133 | 1062 | 1005 | 954 |

NOTES:

- (1) Table 2-RV is based on the 1990 evaluations for Recreational Vehicle Parks published by the Oregon Department of Revenue.
- (2) Deduct ten percent from the valuation of parks and camps constructed east of the Cascade Summit.
- (3) "Class A" parks and camps contain paved streets and electric, water and sewer service to each R.V. or camping space.
- (4) "Class B" parks and camps contain electric, water and sewer service to each R.V. or camping space, but do not have paved streets.
- (5) "Class C" parks and camps contain a combination of no more than two services involving electric, water or sewer and do not have paved streets.
- (6) When a park or camp contains spaces in more than one class, figure the spaces in each class, then add them together to obtain the total valuation.
- (7) The Area Development Permit does not include permits or related fees for buildings, manufactured dwelling installations, accessory buildings or structures; mechanical, plumbing or electrical systems; boiler, or elevators, or permits required by other agencies.
- (8) See this rule for plan review and inspection fees based on this valuation.