

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Amending the Fee Schedules            )  
for Structural, Mechanical, Plumbing Permits,        ) ORDER NO. 66-2004  
and Manufactured Dwelling Permits                    )

WHEREAS, pursuant to ORS 455.210(3)(a), a municipality may adopt, by ordinance or resolution, such fees as may be necessary and reasonable to provide for the administration and enforcement of building and specialty codes; and

WHEREAS, on June 20, 1990, the Board of County Commissioners adopted Ordinance No. 90-8, "In the Matter of Adopting Fee Schedules for Services Provided by the Columbia County Building Department" which adopted fee schedules for structural permits, mechanical permits, and plumbing permits provided by the Columbia County Building Department; and

WHEREAS, pursuant to Section 5 of Ordinance No. 90-8, the Board may, by order or resolution, amend the fee schedule as necessary to conform to fee schedules adopted by the Building Codes Agency of the State of Oregon; and

WHEREAS, on September 5, 1989, the Board of County Commissioners adopted Order No. 148-89, "In the Matter of Establishing a Fee Schedule for the Installation of Mobile Homes"; and

WHEREAS, pursuant to ORS 455.210(3)(a), the Board of County Commissioners may, by order, adopt a new fee schedule for the Installation of Mobile Homes; and

WHEREAS, on June 20, 1990, the Board of County Commissioners adopted Ordinance No. 90-15, "In the Matter of Adopting a Valuation Schedule for Determination of Plan Check Fees by the Columbia County Building Department," which adopted a fee schedule for determination of Plan Check Fees; and

WHEREAS, pursuant to Section 5 of Ordinance No. 90-15, the Board of County Commissioners may, by order or resolution, amend the fee schedule as necessary to conform to the valuation schedule adopted by the Building Codes Agency of the State of Oregon; and

WHEREAS, pursuant to OAR 918-020-0220(1), 45 day notification has been given to the Building Codes Agency of the State of Oregon of Columbia County's proposed amendments to the schedules for structural, mechanical, plumbing, electrical, plan review and manufactured dwelling fees; and

WHEREAS, pursuant to ORS 294.160, a public hearing was held on June 17, 2004, to provide an opportunity to comment on amending the schedules for structural, mechanical, plumbing, electrical, plan review and manufactured dwelling fees; and

WHEREAS, notice of the proposed amendments to the structural, mechanical, plumbing, electrical, plan review, and manufactured dwelling fees with the proposed effective date of September 1, 2004, was mailed to contractors and posted in several prominent places in the County Courthouse on June 23, 2005;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Order No. 148-89, "In the Matter of Establishing a Fee Schedule for the Installation of Mobile Homes", is repealed.
2. Order No. 181-94, "In the Matter of Adopting a Fee Schedule for Services Provided by the Columbia County Building Department", is repealed.
3. Order No. 1-91, "In the Matter of Amending the Schedule for Structural Permit and Plan Review Fees Charged by the Columbia County Building Department", is repealed.
4. Exhibit "A" to Ordinance No. 90-8, is repealed.
5. Exhibit "A" to Ordinance No. 90-15, is repealed.
6. Order No. 111-97, "In the Matter of Adopting a Valuation Schedule for Determination of Plan Check Fees by the Columbia County Building Department", is repealed.
7. The Structural Permit Fees, which are attached hereto as Exhibit "A" and are incorporated herein by this reference, are hereby adopted and shall become effective on September 1, 2004.
8. The Mechanical Permit Fees, which are attached hereto as Exhibit "B" and are incorporated herein by this reference, are hereby adopted and shall become effective on September 1, 2004.
9. The Plumbing Permit Fees, which are attached hereto as Exhibit "C" and are incorporated herein by this reference, are hereby adopted and shall become effective on September 1, 2004.
10. The Manufactured Dwelling Installation Permit Fees which are attached hereto as Exhibit "D" and are incorporated herein by this reference, are hereby adopted and shall become effective on September 1, 2004.
11. The Building Valuation Data which is attached hereto as Exhibit E, and is incorporated herein by this reference, is hereby adopted and shall become effective

on September 1, 2004.

DATED this 25th day of August, 2004.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: Sarah Fourn  
Office of County Counsel

By: not present  
Rita Bernhard, Chair

By: \_\_\_\_\_  
Anthony Hyde, Commissioner

By: Joe Corsiglia  
Joe Corsiglia, Commissioner

**COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES**  
ST. HELENS, OREGON 97051  
PHONE (503) 397-1501 FAX (503) 366-3902

**STRUCTURAL PERMIT FEES**

9/1/04

Administration Fee.....\$30.00

**The following fees subject to 7% State Surcharge**

Total Valuation

\$1.00 to \$500.00..... \$14.00

\$501.00 to \$2,000.00..... \$14.00 for the first \$500, plus \$2.10 for each additional \$100 or fraction thereof, to and including \$2,000

\$2,001.00 to \$25,000.00..... \$45.50 for the first \$2,000, plus \$8.40 for each additional \$1,000 or fraction thereof, to and including \$25,000

\$25,001.00 to \$50,000.00 ..... \$238.70 for the first \$25,000, plus \$6.30 for each additional \$1,000 or fraction thereof, to and including \$50,000

\$50,001.00 to \$100,000.00 ..... \$396.20 for the first \$50,000, plus \$4.20 for each additional \$1,000 or fraction thereof, to and including \$100,000

\$100,001.00 and up ..... \$606.20 for the first \$100,000, plus \$3.50 for each additional \$1,000 or fraction thereof.

**Other Inspections And Fees:**

1. Inspection outside of normal business hours(minimum charge—two hours).....\$70.00 per hour

2. Reinspection fees.....\$70.00each

3. Inspections for which no fee is specifically indicated.....\$70.00 per hour

4. Plan review fee.....65% of structural fee

5. Additional plan review required by changes, additions or revisions to approved plans(min—one half hour).....\$70.00 per hour

6. Fire life safety plan review(if required).....40% of structural fee

7. Phased construction.....\$150.00 application fee. In addition, the plan review fee will be increased in an amount equal to 10% of building permit fee calculated using the value of the particular phase of the project, not to exceed additional \$1500.00 per phase.

8. Deferred submittals .....65% of valuation of deferred portion of work. This is in addition to total project plan review fee

EXHIBIT B

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES

COURTHOUSE  
ST. HELENS, OREGON 97051  
PHONE (503) 397-1501 FAX (503) 366-3902

**MECHANICAL PERMIT FEES**

Administration Fee (*all permits*) \$30.00

**The following fees shall be charged a 7% state surcharge:**

Minimum Permit Fee \$40.00 \_\_\_\_\_

Gas Test: 1-4 outlets (*if applicable*) 3.00 \_\_\_\_\_

Appliance Fees: (*Electrical appliances may require electrical permit.*)

Air Conditioning 8.40 \_\_\_\_\_

Bath Fan (# of fans: \_\_\_\_\_) 4.20 ea \_\_\_\_\_

BBQ (gas) 8.40 \_\_\_\_\_

Cadet Heaters 8.40 \_\_\_\_\_

\*Dryer (gas) 6.30 \_\_\_\_\_

Dryer Vent 4.20 \_\_\_\_\_

Fireplace (all types) 8.40 \_\_\_\_\_

Furnace / Ducts Work 8.40 \_\_\_\_\_

Heat Pump (electric) 8.40 \_\_\_\_\_

Propane Insert 8.40 \_\_\_\_\_

\*Range or Cook Top (gas) 8.40 \_\_\_\_\_

Range Hood / Vent 6.30 \_\_\_\_\_

\*\*Water Heater (gas) 6.30 \_\_\_\_\_

Woodstove 8.40 \_\_\_\_\_

**Unless otherwise noted, fees apply to both gas and electric appliances and include piping.**

State 7% Surcharge (*all permits*) \_\_\_\_\_

Plan Review Fee(if required) \_\_\_\_\_

<b>TOTAL FEES</b>	<b>\$</b>
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\*Mechanical permit not required to install electric dryer or electric range/cook top.  
\*\*Mechanical permit not required to install electric water heater, but a Plumbing permit is required for gas and electric water heaters  
(Effective 9/1/04)

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES

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**PLUMBING PERMIT FEES**

The following fees shall be charged a 7% state surcharge:

1 & 2 Family Dwellings:

A.	Per each bathroom (new construction)	\$72.00	_____
B.	Per each 1/2 bathroom (new construction)	36.00	_____
C.	Water service (first 100 feet)	33.60	_____
D.	Sanitary & storm water service (first 100 feet)	33.60	_____
E.	Minor installation (per fixture)	18.00	_____
F.	Special equipment or DWV alteration	48.00	_____
G.	Add'l 100' or part thereof (water, sanitary & storm sewer)	26.40	_____

Manufactured Dwellings and Prefabricated Structures

A.	Connection to existing drain, sewer & water (initial instal.)	48.00	_____
B.	New sanitary and storm sewer	33.60	_____
C.	New water service	33.60	_____
D.	Add'l 100' or part thereof (water, sanitary & storm sewer)	26.40	_____

RV and Manufactured Dwelling Parks

A.	Base fee (includes 5 or less spaces)	228.00	_____
B.	6-19 spaces (base fee plus cost per space)	39.60	_____
C.	20 or more spaces (base fee plus cost per space)	27.60	_____
D.	Structures & storm sewer systems (per fixture)	18.00	_____

Commercial, Industrial and Dwellings other than 1 & 2 Family

A.	3 or less fixtures	60.00	_____
B.	Base fee (includes 4 to 10 fixtures)	147.60	_____
C.	11 or more fixtures (base fee plus cost per fixture)	18.00	_____
D.	Water service (first 100 feet)	48.00	_____
E.	Building sanitary sewer (first 100 feet)	48.00	_____
F.	Building storm sewer (first 100 feet)	48.00	_____
G.	Add'l 100' or part thereof (water or sewer)	26.40	_____

Miscellaneous Fees

A.	Reinspection	48.00	_____
B.	Specially requested inspections (per hour)	70.00/hr	_____

**SUBTOTALS:**

(a)	Enter total of above fees (minimum permit fee \$40)	_____
(b)	Enter 7 % Surcharge (.07 x total on line (a))	_____
(c)	Plan review (commercial, if required), 25% of line (a)	_____
(d)	<b>ADMINISTRATION FEE (all permits)</b>	<b>\$30.00</b>

<b>TOTAL FEES (Subtotals (a) + (b) + (c) + (d))</b>	<b>\$</b>
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(Effective 9/1/04)

EXHIBIT D

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES  
COURTHOUSE  
ST. HELENS, OREGON 97051  
PHONE (503) 397-1501 FAX (503) 366-3902

**MANUFACTURED DWELLING INSTALLATION  
PERMIT FEES**

Administration Fee	\$30.00
State Code Development	30.00

The following fees shall be charged a 7% state surcharge:

Installation of home	160.00
New or relocated septic & storm sewer	32.00
New or relocated water service	32.00
Connection to drain, sewer & water	46.00

State 7% Surcharge	18.90
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<b>SITING PERMIT FEE</b>	<b>\$348.90</b>
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**RUNNERS / CONCRETE SLAB\***

If the applicant is going to construct runners or a slab, the following fees (permit fee + surcharge) shall be added to the siting permit fee. The runners/concrete slab permit fees are based on valuation (fair labor costs and materials) and are charged as follows:

<u>Valuation</u>	<u>Permit Fee</u>	<u>Surcharge</u>
\$1401 - 1500	\$25.00	\$1.75
\$1501 - 1600	26.50	1.86
\$1601 - 1700	28.00	1.96
\$1701 - 1800	29.50	2.07
\$1801 - 1900	31.00	2.17
\$1901 - 2000	32.50	2.28
\$2001 - 3000	38.50	2.70
\$3001 - 4000	44.50	3.12

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

(Effective 9/1/04)

# BUILDING VALUATION DATA

The unit costs are intended to comply with the definition of "valuation" in Section 223 of the 1997 Uniform Building Code and thus include architectural, structural, electrical, plumbing and mechanical work, except as specifically listed below. The unit costs also include the contractor's profit, which should not be omitted.

The determination of plan check fees for projects reviewed by the International Conference of Building Officials will be based on valuation computed from these figures, which were established in April 2002.

Occupancy and Type	Cost per sq ft	Occupancy and Type	Cost per sq ft	Occupancy and Type	Cost per sq ft	Occupancy and Type	Cost per sq ft
<b>1. APARTMENT HOUSES:</b>		<b>7. DWELLINGS:</b>		<b>13. JAILS:</b>		<b>20. RESTAURANTS:</b>	
Type I or II F.R.*	\$102.65	Type V- Masonry	\$91.09	Type I or II F.R.	\$149.55	Type III-1 Hour	\$91.56
Type V- Masonry (Or Type III)	\$83.38	Type V- Wood Frame	\$86.86	Type III-1 Hour	\$136.77	Type III-N	\$88.45
Type V- Wood Frame	\$77.08			Type V-1 Hour	\$102.55	Type V-1 Hour	\$83.85
Type I- Basement Garage	\$35.16					Type V-N	\$80.56
<b>2. AUDITORIUMS:</b>		<b>8. FIRE STATIONS:</b>		<b>14. LIBRARIES:</b>		<b>21. SCHOOLS:</b>	
Type I or II F.R.	\$98.51	Type I or II F.R.	\$107.54	Type I or II F.R.	\$109.42	Type I or II F.R.	\$104.53
Type II-1 - Hour	\$71.35	Type II-1 - Hour	\$70.78	Type II-1 - Hour	\$80.09	Type II-1 - Hour	\$71.35
Type II-N	\$67.49	Type II-N	\$66.74	Type II-N	\$76.14	Type III-1 Hour	\$76.33
Type III-1 Hour	\$75.01	Type III-1 Hour	\$77.46	Type III-1 Hour	\$84.60	Type III-N	\$73.41
Type III-N	\$71.16	Type III-N	\$74.17	Type III-N	\$80.37	Type V-1 Hour	\$71.53
Type V-1 Hour	\$71.72	Type V-1 Hour	\$72.66	Type V-1 Hour	\$79.43	Type V-N	\$68.24
Type V-N	\$66.93	Type V-N	\$68.90	Type V-N	\$76.14		
<b>3. BANKS:</b>		<b>9. HOMES FOR THE ELDERLY:</b>		<b>15. MEDICAL OFFICES:</b>		<b>22. SERVICE STATIONS:</b>	
Type I or II F.R.*	\$139.21	Type I or II F.R.	\$97.48	Type I or II F.R.*	\$112.33	Type II-N	\$63.17
Type II-1 - Hour	\$102.55	Type II-1 - Hour	\$79.15	Type II-1 - Hour	\$86.67	Type III-1 Hour	\$65.89
Type II-N	\$99.26	Type II-N	\$75.76	Type II-N	\$82.34	Type V-1 Hour	\$56.12
Type III-1 Hour	\$113.18	Type III-1 Hour	\$82.44	Type III-1 Hour	\$94.00	Canopies	\$26.32
Type III-N	\$109.13	Type III-N	\$79.05	Type III-N	\$87.51		
Type V-1 Hour	\$102.55	Type V-1 Hour	\$79.62	Type V-1 Hour	\$84.79		
Type V-N	\$98.23	Type V-N	\$76.89	Type V-N	\$81.78		
<b>4. BOWLING ALLEYS:</b>		<b>10. HOSPITALS:</b>		<b>16. OFFICES**:</b>		<b>23. STORES:</b>	
Type II-1 - Hour	\$47.94	Type I or II F.R.*	\$153.41	Type I or II F.R.*	\$100.39	Type I or II F.R.*	\$77.46
Type II-N	\$44.74	Type II-1 - Hour	\$126.99	Type II-1 - Hour	\$67.21	Type II-1 - Hour	\$47.38
Type III-1 Hour	\$52.17	Type V-1 Hour	\$121.17	Type II-N	\$64.01	Type II-N	\$46.34
Type III-N	\$48.79			Type III-1 Hour	\$72.57	Type III-1 Hour	\$57.62
Type V-1 Hour	\$35.16			Type III-N	\$69.37	Type III-N	\$54.05
				Type V-1 Hour	\$67.96	Type V-1 Hour	\$48.50
				Type V-N	\$64.01	Type V-N	\$44.84
<b>5. CHURCHES:</b>		<b>11. HOTELS AND MOTELS:</b>		<b>17. PRIVATE GARAGES:</b>		<b>24. THEATERS:</b>	
Type I or II F.R.	\$93.25	Type I or II F.R.*	\$94.94	Wood Frame	\$22.84	Type I or II F.R.	\$103.21
Type II-1 - Hour	\$70.03	Type III-1 Hour	\$82.25	Masonry	\$25.76	Type III-1 Hour	\$75.20
Type II-N	\$66.55	Type III-N	\$78.40	Open Carports	\$15.60	Type III-N	\$71.63
Type III-1 Hour	\$76.14	Type V-1 Hour	\$71.63			Type V-1 Hour	\$70.78
Type III-N	\$72.76	Type V-N	\$70.22			Type V-N	\$66.93
Type V-1 Hour	\$71.16						
Type V-N	\$66.93						
<b>6. CONVALESCENT HOSPITALS:</b>		<b>12. INDUSTRIAL PLANTS:</b>		<b>18. PUBLIC BUILDINGS:</b>		<b>25. WAREHOUSES:***</b>	
Type I or II F.R.*	\$130.85	Type I or II F.R.	\$53.49	Type I or II F.R.*	\$116.00	Type I or II F.R.	\$46.44
Type II-1 - Hour	\$90.80	Type II-1 - Hour	\$37.22	Type II-1 - Hour	\$94.00	Type II or V - 1 - Hour	\$27.54
Type III-1 Hour	\$93.06	Type II-N	\$34.22	Type II-N	\$89.86	Type II or V - N	\$25.85
Type V-1 Hour	\$87.70	Type III-1 Hour	\$40.98	Type III-1 Hour	\$97.57	Type III-1 Hour	\$31.21
		Type III-N	\$38.63	Type III-N	\$94.19	Type III-N	\$29.70
		Tilt-up	\$28.20	Type V-1 Hour	\$89.30		
		Type V-1 Hour	\$38.63	Type V-N	\$86.10		
		Type V-N	\$35.34 ✓				
<b>MISCELLANEOUS:</b>				<b>19. PUBLIC GARAGES:</b>		<b>EQUIPMENT</b>	
Pole Buildings	\$15.75			Type I or II F.R.*	\$45.97	<b>AIR CONDITIONING</b>	
(W/WO concrete floor)				Type I or II Open Parking*	\$34.50	Commercial	\$3.95
Patio Cover	\$7.00			Type II-N	\$26.32	Residential	\$3.29
Covered Porch	\$9.00			Type III-1 Hour	\$34.78	<b>SPRINKLER SYSTEMS</b> .....\$2.44	
Covered Deck	\$9.00			Type III-N	\$30.93		
				Type V-1 Hour	\$31.68		

\* Add 0.5 percent to total cost for each story over three. \*\* Deduct 20 percent for shell-only buildings. \*\*\* Deduct 11 percent for mini-warehouses.