

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Amending Fee Schedules for)
Mechanical, Plumbing, Manufactured Dwelling) ORDER NO. 65-2008
and Other Miscellaneous Permits, On-Site)
Program Fees and Planning Program Fees for the)
Land Development Services Department)

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 for which the County has assumed responsibility under ORS 455.148 or 455.150; 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 schedules as necessary to conform to fee schedules adopted by the Building Codes Agency of the State of Oregon; 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, a fee schedule adopted pursuant to Ordinance No. 90-15 is no longer necessary for calculating permit valuations under the Oregon Structural Specialty Code; and

WHEREAS, on August 25, 2004, the Board of County Commissioners adopted Order No. 66-2004, "In the Matter of Amending the Fee Schedules for Structural, Mechanical, Plumbing Permits, and Manufactured Dwelling Permits" establishing the current Structural, Mechanical, Plumbing and Manufactured Dwelling permit fees for the Land Development Services Department; and

WHEREAS, the proposed fee increases for building program services reflect changes in the County costs of providing the services as reflected in the cumulative Consumer Price Index since the last building program fee revisions in 2004, or 14%, and are intended to offset said increases in building program costs; and

WHEREAS, on June 28, 2006, the Board of County Commissioners adopted Order No. 58-2006, "In the Matter of Amending Planning Fees for the Land Development Services Department"

establishing the current planning program fees for the Land Development Services Department and superceding previous fees; and

WHEREAS, the proposed planning program fee increases are based, in part, on changes in the County costs of providing planning services as reflected in the cumulative Consumer Price Index since the last planning services fee revisions in 2006, or 7%; and

WHEREAS, pursuant to ORS 454.725, Columbia County and the Department of Environmental Quality of the State of Oregon entered into an agreement dated June 26, 1981 for the local evaluation, inspection, and regulation of on-site sewage disposal systems; and

WHEREAS, on June 28, 2006, the Board of County Commissioners adopted Order No. 59-2006, "In the Matter of Amending On-Site Program Fees for the Land Development Services Department" establishing the current On-Site Program Fees for the Land Development Services Department and superceding previous fees; and

WHEREAS, the proposed fee increases reflect changes in the County costs of providing on-site program services as reflected in the cumulative Consumer Price Index since the last on-site program fee revisions in 2006, or 7%, and are intended to offset said increases in on-site program costs and will not exceed the cost of providing on-site services; and

WHEREAS, the Board provided opportunity for public comment on the above proposed fee changes at a public hearing held on July 23, 2008 and considered testimony offered by the public at said hearing;

WHEREAS, pursuant to OAR 918-020-0220(1), 45 day notification was provided to the Building Codes Agency of the State of Oregon of Columbia County's proposed amendments to the schedules for mechanical, plumbing, manufactured dwelling and other miscellaneous permits, and to on-site program fees and planning program fees for the Land Development Services Department; and

WHEREAS, notice of the proposed amendments to the Mechanical, Plumbing, Manufactured Dwelling and other Miscellaneous Permits, On-Site Program Fees and Planning Program Fees, with the proposed effective date of September 1, 2004, was mailed to contractors and posted in several prominent places in the County Courthouse at least two weeks prior to the scheduled public hearing; and

WHEREAS, pursuant to ORS 294.160, a public hearing was held on July 23, 2008, to provide an opportunity to comment on the proposed amendments; and

WHEREAS, the Board of County Commissioners wishes to amend the fee schedules described above;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Order No. 58-2006 is hereby repealed, effective September 1, 2008.
2. Order No. 59-2006 is hereby repealed, effective September 1, 2008.
3. Exhibit "B" to Order No. 66-2004 is hereby repealed, effective September 1, 2008.
4. Exhibit "C" to Order No. 66-2004 is hereby repealed, effective September 1, 2008.
5. Exhibit "D" to Order No. 66-2004 is hereby repealed, effective September 1, 2008.
6. Exhibit "E" to Order No. 66-2004 is hereby repealed, effective September 1, 2008.
7. The Mechanical 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, 2008.
8. The Plumbing 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, 2008.
9. The Manufactured Dwelling Installation 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, 2008.
10. The Miscellaneous 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, 2008.
11. The On-Site Sewage Program Fees, which are attached hereto as Exhibit "E" and are incorporated herein by this reference, are hereby adopted and shall become effective on September 1, 2008.

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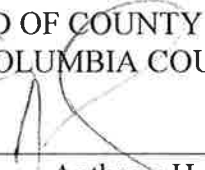
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12. The Land Use Fees, which are attached hereto as Exhibit "F" and are incorporated herein by this reference, are hereby adopted and shall become effective on September 1, 2008.

DATED this 30th day of July, 2008.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Anthony Hyde, Chair

Approved as to form

By: 
Office of County Counsel

By: 
Joe Corsiglia, Commissioner

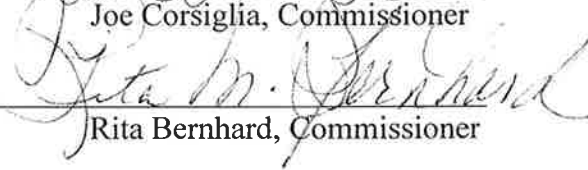
By: 
Rita Bernhard, Commissioner

EXHIBIT A

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

MECHANICAL PERMIT FEES

EFFECTIVE DATE: SEPTEMBER 1, 2008

Gas Test: 1-4 outlets (if applicable) 3.50 _____

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

Air Conditioning	9.50	_____
Bath Fan (# of fans: _____)	5.00 ea	_____
BBQ (gas)	9.50	_____
Cadet Heaters	9.50	_____
*Dryer (gas)	7.00	_____
Dryer Vent	5.00	_____
Fireplace (all types)	9.50	_____
Furnace / Ducts Work	9.50	_____
Heat Pump (electric)	9.50	_____
Propane Insert	9.50	_____
*Range or Cook Top (gas)	9.50	_____
Range Hood / Vent	7.00	_____
**Water Heater (gas)	7.00	_____
Woodstove	9.50	_____

IF THE ABOVE FEES TOTAL LESS THAN \$45.00, a minimum fee of \$45.00 applies.

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

State 12% Surcharge (applies to all of above) _____

Plan Review Fee (if required) _____

Administration Fee (all permits) \$35.00

TOTAL FEES	\$
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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

EXHIBIT B

**COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES**

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

PLUMBING PERMIT FEES

Effective Date: September 1, 2008

The following fees shall be charged a 12% state surcharge:

1 & 2 Family Dwellings:

A. Per each bathroom (new construction)	\$82.00	_____
B. Per each 1/2 bathroom (new construction)	41.00	_____
C. Water service (first 100 feet)	38.50	_____
D. Sanitary & storm water service (first 100 feet)	38.50	_____
E. Minor installation (per fixture)	20.50	_____
F. Special equipment or DWV alteration	55.00	_____
G. Add'l 100' or part thereof (water, sanitary & storm sewer)	30.00	_____

Manufactured Dwellings and Prefabricated Structures

A. Connection to existing drain, sewer & water (initial instal.)	55.00	_____
B. New sanitary and storm sewer	38.50	_____
C. New water service	38.50	_____
D. Add'l 100' or part thereof (water, sanitary & storm sewer)	30.00	_____

RV and Manufactured Dwelling Parks

A. Base fee (includes 5 or less spaces)	260.00	_____
B. 6-19 spaces (base fee plus cost per space)	45.00	_____
C. 20 or more spaces (base fee plus cost per space)	31.50	_____
D. Structures & storm sewer systems (per fixture)	20.50	_____

Commercial, Industrial and Dwellings other than 1 & 2 Family

A. 3 or less fixtures	68.50	_____
B. Base fee (includes 4 to 10 fixtures)	168.25	_____
C. 11 or more fixtures (base fee plus cost per fixture)	20.50	_____
D. Water service (first 100 feet)	55.00	_____
E. Building sanitary sewer (first 100 feet)	55.00	_____
F. Building storm sewer (first 100 feet)	55.00	_____
G. Add'l 100' or part thereof (water or sewer)	30.00	_____

Miscellaneous Fees

A. Reinspection	80.00	_____
B. Specially requested inspections (per hour)	80.00/hr	_____

SUBTOTALS:

(a) Enter total of above fees (minimum permit fee \$40)	_____
(b) Enter 12 % Surcharge (.12 x total on line (a))	_____
(c) Plan review (commercial, if required), 25% of line (a)	_____
(d) ADMINISTRATION FEE (all permits)	\$35.00

TOTAL FEES (Subtotals (a) + (b) + (c) + (d))	\$
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EXHIBIT C

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

**MANUFACTURED DWELLING INSTALLATION
PERMIT FEES**

Effective Date: September 1, 2008

Planning Release	\$55.00
State Code Development	30.00

The following fees shall be charged a 12% state surcharge:

Installation of home	182.50
New or relocated septic & storm sewer	36.50
New or relocated water service	36.50
Connection to drain, sewer & water	52.50
State 12% Surcharge	36.96

SITING PERMIT FEE	\$429.96
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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	\$35.00	\$4.20
\$1501 - 1600	37.10	4.45
\$1601 - 1700	39.20	4.70
\$1701 - 1800	41.30	4.95
\$1801 - 1900	43.40	5.28
\$1901 - 2000	45.50	5.46
\$2001 - 3000	53.90	6.47
\$3001 - 4000	62.30	7.47
\$4001 - 5000	70.70	8.48
\$5001 - 6000	79.10	9.49
\$6001 - 7000	87.50	10.50
\$7001 - 8000	95.90	11.51

*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.

EXHIBIT D

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

MISCELLANEOUS FEES

Effective Date: September 1, 2008

Miscellaneous Applications

Temporary Storage of Mobile Home.....\$144.60

(This permit ONLY for 6 month period)

Change of Use/Change of Occupancy.....\$144.60

The following break down of fees are how above permits are calculated:

Planning Release fee.....\$ 55.00

Permit fee (minimum)..... 80.00

12% Surcharge..... 9.60

\$144.60

Roofing Permit (Residential)*.....\$124.60

** Required when replacing the sheathing or other structural members, to determine new loads imposed on roof. If just the shingles are being replaced, no permit is needed. There can be no more than 2 layers of shingles.*

Roofing Permit (Commercial)**.....Fee based on valuation

***Permit required for commercial.*

Demolition of Structure.....\$135.00

Agricultural Building/Equine Building Exemption.....\$ 86.00

EXHIBIT E

**COLUMBIA COUNTY ON-SITE SEWAGE PROGRAM
FEE SCHEDULE - RESIDENTIAL¹
Effective Date: September 1, 2008**

FEE TYPE	FEE	FEE TYPE	FEE
LOT EVALUATIONS		PUMP OR DOSING SIPHON FEE²	\$48
New Site Evaluation-per lot	\$567	TANK ABANDONMENT FEE	\$54
Site Evaluation Reinstatement	\$107	PERMIT RENEWAL, REINSTATEMENT OR TRANSFER	
PERMITS		No Site-Visit	\$161
Standard	\$819	Site-Visit	\$444
Alternative Treatment Tech.	\$1,214	AUTHORIZATIONS	
Capping Fill	\$1,214	No Site-Visit	\$166
Disposal Trenches in Saprolite	\$819	Site-Visit	\$444
Gray Water Disposal Sump	\$337	Hardship - No Site-Visit	\$161
Holding Tank Installation	\$578	Hardship - Site-Visit	\$412
Pressure Distribution	\$1,214	EXISTING SYSTEM REVIEW	\$439
Redundant	\$1,214	ATT ANNUAL REPORT REVIEW	
Sand Filter	\$1,214	No Site-Visit	\$54
Steep Slope	819	Site-Visit	\$353
Tile Dewatering	\$1,214	HOLDING TANK ANNUAL REPORT	
REPAIRS		No Site-Visit	\$32
Minor Repair	\$246	Site-Visit	\$337
Major Repair	\$471	INSPECTIONS	
ALTERATION		Reinspection Fee ³	\$251
Minor Alteration	\$246	Pumper Truck Inspection-Each truck	\$107
Major Alteration	\$803	Special Field Investigation- per hour ⁴	\$54

Note: For all projects over 1000 gallons per day, the DEQ Coml Fee Schedule shall be used. (OAR 340-071-0140)

¹ A \$40.00 DEQ Surcharge is included in each fee unless otherwise noted. Fees are NON-REFUNDABLE, unless the applicant withdraws the application before any field work or other substantial review of the application has been done. DEQ surcharge fees are **not** refundable.

² Other than Sand Filter, ATT and Pressure Distribution Systems. No DEQ Surcharge fee.

³ At the discretion of the Agent, the permittee may be assessed a reinspection fee (no surcharge fee) when a Pre-Cover inspection Correction Notice requires correction of improper construction and, at a subsequent inspection, the Agent finds system construction deficiencies have not been corrected. The Agent may elect not to make further Pre-Cover inspections until the re-inspection fee is paid.

⁴ Minimum of 1 hour will be charged. After the 1st hour, fees will be prorated in 15 min. increments.

EXHIBIT F

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
LAND USE FEE SCHEDULE

Effective Date: September 1, 2008

Columbia County Board of Commissioners ♦ Board Order No. ♦ Adopted: 7/23/2008

FEE DESCRIPTION	FEE
Agricultural Building/Equine Building Exemption	\$86
Appeal	\$230
Conditional Use Permit	\$1,038
Comprehensive Plan	
Map Amendment	\$1,840
Text Amendment	\$3,563
Design Review	
Type 1 - Administrative Review	
\$0 - \$50,000 (valuation)	\$289
\$50,001 - \$500,000	\$407
\$500,000+	\$519
Type 2 - Planning Commission Review	
\$0 - \$50,000 (valuation)	\$519
\$50,001 - \$500,000	\$803
\$500,001 - \$1,000,000	\$1,723
\$1,000,001 - \$5,000,000	\$3,451
\$5,000,001+	\$6,902
Determination of Similar Use	\$375
Development Agreement	\$460
Extension Request	25% of Original Fee
Floodplain Development Permit	\$118
Floodway Alteration	\$289
Home Occupation - Type 1 Review	\$171
Home Occupation - Type 2 Review	\$1,038
Lot of Record Verification	\$161
Lot Line Adjustment	
With Notice	\$460
Without Notice	\$230
Modification of Prior Approval	80% of Original Fee
Non-Conforming Use	\$578
Partition	\$1,150
Planning Compliance Review/Permit Release	\$55
Pre-application Meeting	No Fee

Referral of Administrative Action	\$230
Resource Dwelling Review	\$696
Road Naming	\$171
Rural Addressing Assignment	\$37
Stormwater Plan	
Conceptual Stormwater Plan - Partitions-Single Family	\$86
Preliminary Stormwater Plan	
Multi Family/Commercial & Industrial	\$396
Subdivisions(4 lots or more)	\$439
Final Stormwater Plan	
Commercial-Industrial-MF Permits (Over \$10mil negotiated	\$396
Subdivisions(4 lots or more)	\$171
Plus per lot over 10 lots	\$32
New Public Road Construction	\$556
Plus per 500ft over 1000ft	\$230
Erosion Control Plan	
Preliminary Erosion Control Plan-Subdivisions(4 lots or more)	\$235
Final Erosion Control Plan	
Single Family/Duplex-Special Conditions	\$161
Commercial/Industrial/Multi-Family (over \$10mil	\$396
Subdivision(4 lots or more)	\$396
Plus per lot over 10 lots	\$27
New Public Road Construction	
Plus per 500ft over 1000ft	\$118
Drainage Modifications	\$198
Subdivisions	
Preliminary Plat	\$1,263
Plus per lot	\$75
Final Plat	\$128
Plus per lot	\$16
Surface Mining Permits	
New/Expanded Operating Permit	\$1,038
Renewal Operating Permit	\$407
Inspection-Abandoned or Non-complying	\$230
Temporary Permit	\$407
Renewal	\$230
Variances	
Minor	\$460
Major	\$1,038
Zoning Ordinance	
Map Amendment	\$1,723
Text Amendment	\$3,563

