

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Amending Fee Schedules for)
Building, Electrical, and Other Miscellaneous)
Permits under the Building Inspection Program;) ORDER NO. 39-2016
On-Site Wastewater Program Fees; and)
Planning Program Fees)

WHEREAS, pursuant to ORS 455.210(3)(a), a municipality may adopt, by ordinance or resolution, fees that are 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, 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, pursuant to ORS 215.416, a municipality may establish fees for the processing of land use permits that is no more than the actual or average cost of providing that service, provided that the charge for appeals of administrative decisions is no more than \$250.00; 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 July 23, 2014, the Board of County Commissioners adopted Order No. 33-2014, which amended the fee schedules for permits under the Building Inspection Program, On-Site Wastewater Program and Planning Program; and

WHEREAS, the proposed fee increases reflect changes in the County's cost of providing building inspection program services as reflected in the cumulative Consumer Price Index since the last building program fee revisions and are intended to offset said increases in program costs; and

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

WHEREAS, the proposed changes to the planning program fees reflect changes in the County's cost of providing planning program services as reflected in the cumulative Consumer

Price Index since the last fee revision and are intended to offset said increases in program costs. Moreover, the proposed changes add a fee for marijuana land use applications, which the County began accepting in accordance with state law in 2016; and

WHEREAS, to address increases in costs for providing fee supported services over the next five years, the proposed changes also include an automatic annual CPI fee adjustment for fiscal years 2018 through 2021; and

WHEREAS, pursuant to OAR 918-020-0220(1), Columbia County provided a 45-day notice of the proposed fees and proposed five-year annual CPI adjustment to the Oregon Department of Consumer and Business Services; and

WHEREAS, notice of the proposed fee changes was also published in The St. Helens Chronicle and The South County Spotlight, 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, following a public hearing on June 29, 2016, the Board of County Commissioners voted to adopt the proposed fee changes.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Order No. 33-2014, "In the Matter of Amending Fee Schedules for Building, Electrical, and Other Miscellaneous Permits under the Building Inspection Program; On-Site Wastewater Program Fees; and Planning Program Fees" is hereby repealed, effective July 1, 2016.

2. The following fees, all of which are attached hereto as Attachment 2 of Exhibit A and are incorporated herein by this reference, are hereby adopted and shall become effective on July 1, 2016:

- a. Land Use Fees;
- b. Structural Permit Fees;
- c. Plumbing Permit Fees;
- d. Mechanical Permit Fees;
- e. Commercial Mechanical Permit Fees;
- f. Electrical Permit Fees;
- g. Movable Commercial Installation Permit Fees;
- h. Manufactured Dwelling Installation Permit Fees;
- i. Miscellaneous Fees;
- j. Grade and Fill Permit Fees; and
- k. On-Site Sewage Program Fees.

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3. An annual CPI adjustment for fiscal years 2018-2021, as presented in Attachment 3 of Exhibit A, which is attached hereto and incorporated herein by this reference, is hereby adopted.

DATED this 29th day of June, 2016.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: [Signature]
Office of County Counsel

By: [Signature]
Anthony Hyde, Chair

By: [Signature]
Henry Heimuller, Commissioner

By: not present
Earl Fisher, Commissioner

EXHIBIT A

BOARD COMMUNICATION

FROM THE LAND DEVELOPMENT SERVICES DEPARTMENT

MEETING DATE: **June 29, 2016**

TO: BOARD OF COUNTY COMMISSIONERS

FROM: Todd Dugdale, Director of Land Development Services

**SUBJECT: PUBLIC HEARING
FY 2017 Land Development Department Fees**

DATE: June 20, 2016

SUMMARY:

Land Development Services is proposing revisions to Building fees including Structural, Mechanical, Plumbing, Manufactured Housing and other Miscellaneous fees; Planning fees and On-Site Sewage fees. Fees in all fee categories are proposed to be increased by 3.5% based on the change in the Consumer Price Index(CPI) since the effective date of the last fee changes on August 1, 2014(**Attachment 2**). No fee changes were made in FY 2015. In addition to the CPI fee changes, Land Development Services is proposing the following fee additions and/or changes beyond the CPI adjustment:

Land Use

- **Rural Addressing Assignment** from \$42 to \$75-This action requires review for compliance with the County addressing system and notice to affected agencies. Involves time for Planner and Planning Secretary and mailing costs.
- **Land Use Compliance Statement-** Currently \$36. Proposed that this review be combined with the Planning Compliance Review/Permit Release fee item and be increased to \$63, the same as the Planning Compliance Review Fee. Requires a file and record review and a review for compliance with applicable ordinances. Involves either a sign-off of a Land Use Compatibility Statement(LUCS) or a letter of compliance.
- **Marijuana Operation Permit-** New fee of \$1229 for either administrative review or conditional use permit review for marijuana uses under recent Zoning Code revisions. This fee is same as conditional use permit, other administrative zoning reviews and home occupation reviews

On-Site

- Change fee name **Site Evaluation Reinstatement to Site Evaluation Amendment** to cover various changes to lot evaluations. No change in fee.
- Add **Pump or Dosing Siphon Inspection Fee** of \$28 to system repair permits resulting in an increase in the **Minor Repair Permit** from \$356 to \$384 and an increase in the **Major Repair Permit** from \$623 to \$651. This fee has been charged separately, but is proposed to be added to the base fee for repair permits.
- **Special Investigation Fee-** Increase fee from \$62 to \$75 to cover fully loaded rate for the Sanitarian and related travel and administrative costs.

All LDS Fees- Automatic Annual CPI Fee Increase: Staff is further requesting Board consideration of inclusion of an automatic annual CPI fee increase provision in the Board Order implementing this year's fee changes for fiscal years FY 18 through FY 21(**Attachment 3**). This provision is proposed to address the increases in costs for providing fee supported services on an annual basis for the next five years without the time and expense of public hearings. Public hearings would still be held for any fee increases outside of the annual CPI adjustments. Notice would still be provided for of the amount and effective date of the annual CPI increase to the State of Oregon and to local contractors.

The proposed fee changes for FY 17 are proposed to be effective on July 1, 2016.

The Board referred the proposed fees to a public hearing on **Wednesday, June 29, 2016**. Notice of the hearing was posted, published in the newspaper, mailed to local contractors and has been mailed to the Oregon State Building Codes Division per State administrative rule 45 days prior to the public hearing.

ATTACHMENTS:

1. Fee History Table
2. Proposed Fees for FY 17
3. Proposed Automatic CPI Adjustment Language for FY 18 though FY 21.

RECOMENDATION:

Staff recommends adoption of the proposed FY 17 LDS fees in **Attachment 2** with proposed automatic CPI adjustment language in **Attachment 3** with an effective date of July 1, 2016.

LAND DEVELOPMENT SERVICES FEE HISTORY

AS OF 5/1/2016

| FEE TYPE | EFFECTIVE DATE | BOARD ORDER/ORD | YEARS SINCE LAST CHANGE | % CHANGE |
|------------------------------------|----------------|--|----------------------------|----------|
| BUILDING | | | | |
| STRUCTURAL FEES | | | | |
| | 7/1/1990 | Ordinance 90-8 Ordinance 90-15(Valuation) | | |
| | 9/1/2004 | Order No. 66-2004 | 14 | 40* |
| | 10/1/2009 | Order No. 58-2009 | 5 | 12.7 |
| | 8/1/2011 | Order No. 56-2011 | 1.75 | 3.48 |
| | 8/1/2012 | Order No. 35-2012 | 1 | 2.7 |
| Current | 8/1/2014 | Order No. 33-2014 | 2 | 4.9* |
| FY 17 PROPOSED | 7/1/2016 | | 2 | 3.5* |
| MANUFACTURED HOUSING FEES | | | | |
| | 9/1/2004 | Order No. 66-2004 | | 30 |
| | 9/1/2008 | Order No. 65-2008 | 4 | 14* |
| | 10/1/2009 | Order No. 58-2009 | 1 | 2.7 |
| | 8/1/2011 | Order No. 56-2011 | 1.75 | 3.48 |
| | 8/1/2012 | Order No. 35-2012 | 1 | 2.7 |
| Current | 8/1/2014 | Order No. 33-2014 | 2 | 4.9* |
| FY 17 PROPOSED | 7/1/2016 | | 2 | 3.5* |
| MISCELLANEOUS BUILDING FEES | | | | |
| | 9/1/2004 | Order No. 66-2004 | | |
| | 9/1/2008 | Order No. 65-2008 | 4 | 14* |
| | 10/1/2009 | Order No. 58-2009 | 1 | 2.7 |
| | 8/1/2011 | Order No. 56-2011 | 1.75 | 3.48 |
| | 8/1/2012 | Order No. 35-2012 | 1 | 2.7 |
| Current | 8/1/2014 | Order No. 33-2014 | 2 | 4.9* |
| FY 17 PROPOSED | 7/1/2016 | | 2 | 3.5* |
| ELECTRICAL FEES | | | | |
| | 4/26/1995 | Ordinance 95-4 | | |
| | 9/15/2004 | Ordinance 2004-5 | 9 | |
| | 10/1/2009 | Order No. 58-2009 | 5 | 12.7 |
| | 8/1/2011 | Order No. 56-2011 | 1.75 | 3.48 |
| | 8/1/2012 | Order No. 35-2012 | 1 | 2.7 |
| Current | 8/1/2014 | Order No. 33-2014 | 2 | 4.9* |
| FY 17 PROPOSED | 7/1/2016 | | 2 | 3.5* |

ATTACHMENT 1

| PLUMBING FEES | | | | |
|---------------------------|-----------------|-------------------|----------|-------------|
| | 7/1/1990 | Ordinance 90-8 | | |
| | 7/1/1994 | Order No. 181-94 | 4 | |
| | 9/1/2004 | Order No. 66-2004 | 10 | 20 |
| | 9/1/2008 | Order No. 65-2008 | 4 | 14* |
| | 10/1/2009 | Order No. 58-2009 | 1 | 2.7 |
| | 8/1/2011 | Order No. 56-2011 | 1.75 | 3.48 |
| | 8/1/2012 | Order No. 35-2012 | 1 | 2.7 |
| Current | 8/1/2014 | Order No. 33-2014 | 2 | 4.9* |
| FY 17 PROPOSED | 7/1/2016 | | 2 | 3.5* |
| MECHANICAL FEES | | | | |
| | 7/1/1990 | Ordinance 90-8 | | |
| | 9/1/2004 | Order No. 66-2004 | 14 | 40 |
| | 9/1/2008 | Order No. 65-2008 | 4 | 14* |
| | 10/1/2009 | Order No. 58-2009 | 1 | 2.7 |
| | 8/1/2011 | Order No. 56-2011 | 1.75 | 3.48 |
| | 8/1/2012 | Order No. 35-2012 | 1 | 2.7 |
| Current | 8/1/2014 | Order No. 33-2014 | 2 | 4.9* |
| FY 17 PROPOSED | 7/1/2016 | | 2 | 3.5* |
| PLANNING | | | | |
| PLANNING FEES | | | | |
| | 7/1/1994 | Order 182-94 | | |
| | 4/1/2000 | Order 20-00** | 6 | |
| | 8/1/2006 | Order No. 58-2006 | 6 | 7.4* |
| | 9/1/2008 | Order No. 65-2008 | 2 | 7* |
| | 10/1/2009 | Order No. 58-2009 | 1 | 2.7 |
| | 8/1/2011 | Order No. 56-2011 | 1.75 | 3.48 |
| | 8/1/2012 | Order No. 35-2012 | 1 | 2.7 |
| Current | 8/1/2014 | Order No. 33-2014 | 2 | 4.9* |
| FY 17 PROPOSED | 7/1/2016 | | 2 | 3.5* |
| ON-SITE SANITATION | | | | |
| ON-SITE FEES | | | | |
| | 8/1/2006 | Order No. 59-2006 | 2 | |
| | 9/1/2008 | Order No. 65-2008 | 2 | 7* |
| | 10/1/2009 | Order No. 58-2009 | 1 | 2.7 |
| | 8/1/2011 | Order No. 56-2011 | 1.75 | 3.48 |
| | 8/1/2012 | Order No. 35-2012 | 1 | 2.7 |
| Current | 8/1/2014 | Order No. 33-2014 | 2 | 4.9* |
| FY 17 PROPOSED | 7/1/2016 | | 2 | 3.5* |

* Cumulative CPI Increase Since Previous Fee Adoption

** Results of 1999 User Fee Study

COLUMBIA COUNTY LAND DEVELOPMENT SERVICES

Land Use Fee Schedule

Effective: July 1, 2016

Columbia County Board of Commissioners ✦ Board Order No. ✦ Adopted:

| FEE DESCRIPTION | Existing | New |
|--|--------------------|--------------------|
| Administrative Resource Dwelling/Facility | 1187 | 1229 |
| Template Test | 100 | 104 |
| Agricultural/Equine Building Exemption (Includes septic review fee) | 246 | 255 |
| Appeal: Administrative Decision Planning Commission Decision | 262 | 271 |
| Code Compliance Investigation Fee <small>Applied to Land Use Application required to correct a confirmed Land Use Code violation.</small> | 107 | 111 |
| Conditional Use Permit | 1187 | 1229 |
| Comprehensive Plan | | |
| Map Amendment | 2105 | 2179 |
| Text Amendment | 4080 | 4223 |
| Design Review | | |
| Type 1 - Administrative Review | | |
| \$0 - \$50,000 (valuation) | 330 | 342 |
| \$50,001 - \$500,000 | 465 | 481 |
| \$500,000+ | 593 | 614 |
| Final Site Inspection | 66 | 68 |
| Type 2 - Planning Commission Review | | |
| \$0 - \$50,000 (valuation) | 593 | 614 |
| \$50,001 - \$500,000 | 919 | 951 |
| \$500,001 - \$1,000,000 | 1972 | 2041 |
| \$1,000,001 - \$5,000,000 | 3951 | 4089 |
| \$5,000,001+ | 7901 | 8178 |
| Final Site Inspection | 110 | 114 |
| Determination of Similar Use | 556 | 575 |
| Development Agreement | 526 | 544 |
| Extension Request | 25% of Original | 25% of Original |
| Floodplain Development Permit | 167 | 173 |
| Floodway Alteration | 330 | 342 |
| Home Occupation - Type 1 Review | 334 | 346 |
| Home Occupation - Type 2 Review | 1187 | 1229 |
| Lot of Record Verification | 183 | 189 |

| | | |
|--|------------------------|------------------------|
| Marljuana Operation Permit | | 1229 |
| Modification of Prior Approval | 80% of Original | 80% of Original |
| Non-Conforming Use | 661 | 684 |
| Partition Preliminary Plat | 1315 | 1361 |
| Final Plat | 146 | 151 |
| Planning Compliance Review / Permit Release / Land Use Compatibility | \$61 | 63 |
| Pre-app Meeting | | |
| W/O Goal Exception | 60 | 62 |
| W Goal Exception | 110 | 114 |
| Property Line Adjustment | | |
| With Notice | 526 | 544 |
| Without Notice | 262 | 271 |
| Septic Development Review | 48 | 50 |
| Rebuild Letter | 36 | 37 |
| Referral of Administrative Action | 262 | 271 |
| Resource Dwelling Review | 795 | 823 |
| Road Naming | 195 | 202 |
| Rural Addressing Assignment | 42 | 43 |
| Stormwater/Erosion Control Plan Conceptual Plan by Applicant (Partitions-SF/Duplex) | 98 | 101 |
| Preliminary Plan Certified by Engineer (As Required by Ord.) | 98 | 101 |
| Final Plat Certified by Engineer (As Required by Ord.) | 98 | 101 |
| Subdivisions | | |
| Preliminary Plat | 1446 | 1497 |
| Plus per lot | 85 | 88 |
| Final Plat | 145 | 150 |
| Plus per lot | 17 | 18 |
| Temporary Permit | 465 | 481 |
| Renewal | 262 | 271 |
| Removal Deposit | 556 | 575 |
| Variances | 1187 | 1229 |
| Zoning Ordinance | | |
| Map Amendment | 1972 | 2041 |
| Text Amendment | 3786 | 3919 |

COLUMBIA COUNTY ON-SITE SEWAGE PROGRAM
PROPOSED FEE SCHEDULE - RESIDENTIAL¹
Proposed Fee Changes Effective: July 1, 2016

| FEE TYPE | OLD FEES | NEW FEES | FEE TYPE | OLD FEES | NEW FEES |
|---|----------|----------|---|----------|----------|
| LOT EVALUATIONS | | | PUMP OR DOSING SIPHON FEE ² | \$54 | \$56 |
| New Site Evaluation-per lot | \$710 | \$735 | TANK ABANDONMENT FEE | \$60 | \$62 |
| Site Evaluation Amendment | \$195 | \$202 | PERMIT RENEWAL, REINSTATEMENT OR TRANSFER | | |
| PERMITS | | | No Site-Visit | \$247 | \$256 |
| Standard | \$1,000 | \$1,035 | Site-Visit | \$571 | \$591 |
| Alternative Treatment Tech. | \$1,453 | \$1,504 | AUTHORIZATION NOTICE (AN) | | |
| Capping Fill | \$1,453 | \$1,504 | No Site-Visit | \$252 | \$261 |
| Disposal Trenches in Saprolite | \$1,000 | \$1,035 | Site-Visit (required for all systems over 10 yrs.) | \$444 | \$460 |
| Gray Water Disposal Sump | \$448 | \$464 | Hardship Renewal - No Site-Visit | \$168 | \$174 |
| Holding Tank Installation | \$725 | \$750 | Hardship Renewal - Site-Visit | \$365 | \$378 |
| Pressure Distribution | \$1,453 | \$1,504 | EXISTING SYSTEM REVIEW | \$565 | \$585 |
| Redundant _____ | \$1,453 | \$1,504 | EXISTING SYSTEM RECORD REVIEW ⁵ | \$48 | \$50 |
| Sand Filter | \$1,453 | \$1,504 | ATT ANNUAL REPORT | \$60 | \$62 |
| Steep Slope | \$1,000 | \$1,035 | HOLDING TANK ANNUAL REPORT | \$36 | \$37 |
| Tile Dewatering | \$1,453 | \$1,504 | INSPECTIONS | | |
| REPAIRS _____ | | | Holding Tank System Inspection | \$377 | \$390 |
| Minor Repair | \$344 | \$384 | Alternative System Inspection | \$511 | \$529 |
| Major Repair | \$602 | \$710 | Reinspection Fee ³ | \$100 | \$100** |
| ALTERATION | | | Special Field Investigation - Per hour ⁴ | \$60 | \$75 |
| Minor Alteration | \$344 | \$356 | Pumper Truck inspection - Each truck | \$122 | \$126 |
| Major Alteration | \$982 | \$1,016 | COMPLIANCE INVESTIGATIVE* | \$100 | \$104 |
| NOTE: FOR ALL COMMERCIAL PROJECTS, THE FOLLOWING ADDITIONAL FEES ARE APPLICABLE | | | | | |
| PLAN REVIEW FEE: | | | Commercial : 600-1,000 gpd | \$323 | \$334 |
| | | | - each 500 gpd above 1,000 up to 2,500 | \$54 | \$56 |

¹ A \$100 DEQ Surcharge (increase from \$40 to \$60 effective July 1, 2008) 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 Not applicable on Sand Filter, ATT and Pressure Dist. permits. No DEQ surcharge fee.

⁵ For onsite sign off of an existing system in conjunction with a proposed accessory structure, exterior addition (no bedrooms), partitioning, PLA, or other special requested record review process.

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. **1st time \$100; 2nd Time \$250.

⁴ Minimum of 1 hour will be charged. After the 1st hour, fees will be prorated in 15 min. increments.
 *This fee cannot be waived.

Columbia County Land Development Services

230 Strand, St. Helens, OR 97051
PHONE (503) 397-1501 FAX (503) 366-3902

PROPOSED STRUCTURAL PERMIT FEES

New Fees Effective: July 1, 2016

| | <u>Old Fee</u> | <u>New Fee</u> |
|------------------------------------|----------------|----------------|
| Planning Release..... | \$61.00 | \$63.00 |
| (If Planning sign-off is required) | | |

Fees based on valuation are subject to 12% State Surcharge....

There is a MINIMUM structural permit fee of ~~\$100.00~~ \$104.00

Total Valuation:

| | |
|--------------------|----------|
| Up to \$2,000..... | \$104.00 |
| Up to \$2,000..... | \$100.00 |

| | |
|-------------------------|---|
| \$2,001 to \$4,000..... | \$104.00 for first \$2,000, plus \$3.42 for ea. additional \$1,000, or fraction thereof |
| \$2,001 to \$4,000..... | \$100.00 for first \$2,000, plus \$3.30 for ea. additional \$1,000, or fraction thereof |

| | |
|-------------------------|---|
| \$4,001 to \$7,000..... | \$110.84 for first \$4,000, plus \$11.73 for ea. additional \$1,000 or fraction thereof |
| \$4,001 to \$7,000..... | \$106.60 for first \$4,000, plus \$11.33 for ea. additional \$1,000 or fraction thereof |

| | |
|--------------------------|--|
| \$7,001 to \$25,000..... | \$146.03 for first \$7,000, plus \$10.94 for ea. additional \$1,000 or fraction thereof, to and including \$25,000 |
| \$7,001 to \$25,000..... | \$140.59 for first \$7,000, plus \$10.57 for ea. additional \$1,000 or fraction thereof, to and including \$25,000 |

| | |
|---------------------------|--|
| \$25,001 to \$50,000..... | \$342.95 for first \$25,000, plus \$8.59 for ea. additional \$1,000 or fraction thereof, to and including \$50,000 |
| \$25,001 to \$50,000..... | \$330.85 for first \$25,000, plus \$8.30 for ea. additional \$1,000 or fraction thereof, to and including \$50,000 |

| | |
|-----------------------------|---|
| \$50,001 to \$100,000 | \$557.70 for the first \$50,000, plus \$5.73 for ea. additional \$1,000 or fraction thereof, to and including \$100,000 |
| \$50,001 to \$100,000 | \$538.35 for the first \$50,000, plus \$5.54 for ea. additional \$1,000 or fraction thereof, to and including \$100,000 |

| | |
|-----------------------|--|
| \$100,001 and up..... | \$844.20 for first \$100,000, plus \$4.78 for ea. additional \$1,000 or fraction thereof |
| \$100,001 and up..... | \$815.35 for first \$100,000, plus \$4.62 for ea. additional \$1,000 or fraction thereof |

Foot notes to this table (other inspections and fees):

1. Inspections outside of normal business hours (Minimum charge-two hours).....\$104.00 per hour
2. Re-inspection fees for incomplete work (Minimum Charge-one hour).....\$104.00 per hour
3. Inspection fees for which no fee is specifically indicated (Minimum charge-one hour)...\$104.00 per hour
4. Plan review fee..... 75%... of structural fee
5. Additional plan review required by changes, additions or revisions to approved plans...\$104.00 per hour
6. For use of outside consultants for plan review and inspections, or both..... per hour** (Actual hourly cost)
7. Fire life safety plan review (if required).....40%.....of structural fee
8. Demolition permits, use valuation for building and plan review fees....(minimum fee ~~\$100.00~~ \$104.00)
9. Swimming pools, spas and hot tubs, use valuation for building and plan review fees.....(minimum fee ~~\$100.00~~ \$104.00)
10. Permit investigation fee (per HB 2978).....\$104.00 per hour

** The total cost to the jurisdiction. This cost shall include supervision, overhead, hourly wages and fringe benefits of the employee(s) involved. Actual costs shall include administrative and overhead costs.

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

PROPOSED
MOVABLE COMMERCIAL INSTALLATION
PERMIT FEES

NEW FEES EFFECTIVE: July 1, 2016

| | <u>Old Fees</u> | <u>New Fees</u> |
|----------------------|-----------------|-----------------|
| Planning Release Fee | \$61.00..... | \$ 63.00 |

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

| | | |
|-------------------------------------|-------------|---------------|
| Installation of unit | 208.00..... | 215.00 |
| Connection water service | 61.00..... | 63.00 |
| Connection to sewer or holding tank | 61.00..... | 63.00 |
| Plan review ** | 45.00..... | 47.00 |
| State 12% Surcharge | 39.60..... | 40.92 |

| | | |
|--------------------------|-----------------|-----------------|
| SITING PERMIT FEE | \$475.60 | \$491.92 |
|--------------------------|-----------------|-----------------|

**** Plans for anchoring are required**

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

MISCELLANEOUS FEES

Effective: July 1, 2016

Building Valuation Data - Residential*

| | |
|--|----------------------|
| Single Family Dwellings | \$112.65/square foot |
| Basements (finished & unfinished) | \$112.65/square foot |
| Garages (wood or steel frame) | \$44.63/square foot |
| Carports | \$22.32/square foot |
| Pole Buildings (with or without concrete floor) | \$22.32/square foot |
| Decks <i>(permit needed if deck, no matter of size, is 30" above grade at any place)</i> | \$22.32/square foot |
| Covered | \$22.32/square foot |
| Covered Patio Awning | \$22.32/square foot |
| Covered Porch (concrete) | \$22.32/square foot |
| Fences <i>(permit needed if fence is over 7' high)</i> | Go by valuation |

Miscellaneous Fees

Old Fees New Fees

Temporary Storage of Mobile Home.....\$173.00.....\$179.48

(This permit ONLY for 6 month period)

Change of Use/Change of Occupancy.....\$173.00.....\$179.48

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

Planning Release fee.....\$ 61.00.....\$ 63.00

Permit fee (minimum)..... 100.00.....104.00

12% Surcharge..... 12.00..... 12.48

\$173.00 \$179.48

Extension Request.....\$ 49.00.....\$ 51.00

Temporary Occupancy.....\$111.00.....\$115.00

Roofing Permit (Residential)*.....\$112.00.....\$116.48

** 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 Commercial Structure.....Fee based on structural fee schedule

Demolition of Residential Structure.....\$161.00.....\$167.00

Agricultural Building/Equine Building Exemption...\$246.00.....\$255.00

Temporary While Building.....\$100.00.....\$104.00

Refund Processing Fee..... \$ 15.00.....\$ 16.00

* Building valuation date is determined by using the most recent published valuation data published by the International Code Council (ICC)

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

PROPOSED

MANUFACTURED DWELLING INSTALLATION PERMIT FEES

New Fees Effective Date: July 1, 2016

| | <u>Old Fees</u> | <u>New Fees</u> |
|----------------------|-----------------|-----------------|
| Planning Release Fee | \$61.00..... | \$63.00 |

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

Installation of home/s:

| | | |
|--|----------------------|-----------------|
| Single Wide..... | \$203.00..... | \$210.00 |
| Double Wide..... | 270.00..... | \$279.00 |
| Triple Wide..... | 360.00..... | \$373.00 |
| New or relocated septic & storm sewer..... | 40.00.....44.00..... | 46.00 |
| New or relocated water service..... | 44.00..... | 46.00 |
| Connection to drain, sewer & water..... | 59.00..... | 61.00 |
| State Code Development..... | 30.00..... | 30.00 |

| | |
|--------------------------|-----------|
| SITING PERMIT FEE | \$ |
|--------------------------|-----------|

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>12% State Surcharge</u> |
|---------------------|-------------------|----------------------------|
| \$1,000 - \$2,000 | \$104.00 | \$12.48 |
| \$2,001 - \$4,000 | 110.84 | \$13.30 |
| \$4,001 - \$7,000 | \$146.03 | \$17.52 |
| \$7,001 - \$8,000 | \$156.97 | \$18.84 |
| \$8,001 - \$9,000 | \$167.91 | \$20.15 |
| \$9,001 - \$10,000 | \$178.85 | \$21.46 |
| \$10,001 - \$11,000 | \$189.79 | \$22.77 |
| \$11,001 - \$12,000 | \$200.73 | \$24.09 |
| \$12,001 - \$13,000 | \$211.67 | \$25.40 |
| \$13,001 - \$14,000 | \$222.61 | \$26.71 |

*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.

**COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES**

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

**Proposed Effective Date: July 1, 2016
PLUMBING PERMIT FEES**

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

| | <u>Old Fees</u> | <u>Proposed Fees</u> |
|---|-----------------------|----------------------|
| <u>1 & 2 Family Dwellings:</u> | | |
| A. 1 bathroom house (new construction) | \$389.00 | \$403.00 |
| B. 2 bathroom house (new construction) | 506.00 | 524.00 |
| C. 3 bathroom house (new construction) | 670.00 | 693.00 |
| D. Bathroom (each Additional) (new construction) | 92.00 | 95.00 |
| E. Water service (first 100 feet *) | 44.00 | 46.00 |
| F. Sanitary & storm water service each (first 100 feet*) | 44.00 | 46.00 |
| G. Minor installation (per fixture) including additions, remodels | 22.00 | 23.00 |
| H. Special equipment or DWV alteration | 61.00 | 63.00 |
| I. Add'l 100' or part thereof (water, sanitary & storm sewer) | 34.00 | 35.00 |

* New Construction is excluded from the 1st 100 feet.

Manufactured Dwellings and Prefabricated Structures

| | | |
|--|-------|----------|
| A. Connection to existing drain, sewer & water (initial instal.) | 61.00 | \$ 63.00 |
| B. New sanitary and storm sewer | 44.00 | 46.00 |
| C. New water service | 44.00 | 46.00 |
| D. Add'l 100' or part thereof (water, sanitary & storm sewer) | 34.00 | 35.00 |

RV and Manufactured Dwelling Parks

| | | |
|---|--------|----------|
| A. Base fee (includes 5 or less spaces) | 297.00 | \$307.00 |
| B. 6-19 spaces (base fee plus cost per space) | 50.00 | 52.00 |
| C. 20 or more spaces (base fee plus cost per space) | 34.00 | 35.00 |
| D. Structures & storm sewer systems (per fixture) | 22.00 | 23.00 |

Commercial, Industrial and Dwellings other than 1 & 2 Family

| | | |
|---|--------|----------|
| A. 3 or less fixtures | 90.00 | \$ 93.00 |
| B. Base fee (includes 4 to 10 fixtures) | 192.00 | 199.00 |
| C. 11 or more fixtures (base fee plus cost per fixture) | 22.00 | 23.00 |
| D. Water service (first 100 feet) | 61.00 | 63.00 |
| E. Building sanitary sewer (first 100 feet) | 61.00 | 63.00 |
| F. Building storm sewer (first 100 feet) | 61.00 | 63.00 |
| G. Add'l 100' or part thereof (water or sewer) | 34.00 | 35.00 |

Miscellaneous Fees

| | | |
|---|-----------|--------|
| A. Reinspection | 100.00 | 104.00 |
| B. Specially requested inspections (per hour) | 100.00/hr | 104.00 |

SUBTOTALS:

| | | |
|---|-------|----------|
| (a) Enter total of above fees (minimum permit fee \$100 \$104) | | \$104.00 |
| (b) Enter 12 % Surcharge (.12 x total on line (a)) | | _____ |
| (c) Plan review (commercial, if required), 35% of line (a) | | _____ |

| | |
|---|-----------------|
| TOTAL FEES (Subtotals (a) + (b) + (c)) | \$ _____ |
|---|-----------------|

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

PROPOSED MECHANICAL PERMIT FEES

New Fees Effective: July 1, 2016

Old Fees.....Proposed Fees

| | | |
|---|--------------|----------------|
| Gas Test: 1-4 outlets (<i>if applicable</i>) | 4.18..... | \$ 4.33 |
| Appliance Fees: (<i>Electrical appliances may require electrical permit.</i>) | | |
| Air Conditioning/Air Handling Unit | 11.57..... | 11.97 |
| Bath Fan (# of fans: _____) | 5.67 ea..... | 5.87 ea |
| BBQ (gas) | 11.57..... | 11.97 |
| Cadet Heaters | 11.57..... | 11.97 |
| *Dryer (gas) | 8.00..... | 8.28 |
| Dryer Vent | 5.67..... | 5.87 |
| Fireplace (all types) | 11.57..... | 11.97 |
| Furnace / Ducts Work | 11.57..... | 11.97 |
| Heat Pump (electric) | 11.57..... | 11.97 |
| *Range or Cook Top (gas) | 11.57..... | 11.97 |
| Range Hood / Vent | 8.00..... | 8.28 |
| **Water Heater (gas) | 8.00..... | 8.28 |
| Woodstove | 11.57..... | 11.97 |

IF THE ABOVE FEES TOTAL LESS THAN \$100.00 \$104.00, a minimum fee of \$104.00 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*) _____

| | |
|-------------------|-----------|
| TOTAL FEES | \$ |
|-------------------|-----------|

*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

Columbia County Land Development Services

230 Strand, St. Helens, OR 97051
PHONE (503) 397-1501 FAX (503) 366-3902

PROPOSED COMMERCIAL MECHANICAL PERMIT FEES

New Fees Effective: July 1, 2016

Old Fee Proposed Fee

The following fees subject to 12% State Surcharge....

\$104.00

There is a MINIMUM mechanical permit fee of ~~\$100.00~~

Total Valuation:

\$1.00 to \$2,000.....\$104.00

\$1.00 to \$2,000.....\$100.00

\$2,001 to \$4,000.....\$104.00 for first \$2,000, plus \$3.42 for ea. additional \$1,000, or fraction thereof

\$2,001 to \$7,000.....\$123.00

\$4,001 to \$7,000.....\$110.84 for first \$4,000, plus \$11.73 for ea. additional \$1,000, or fraction thereof

\$7,001 to \$25,000.....\$146.03 for the first \$7,000, plus \$10.94 for each additional \$1,000 or fraction thereof, to and including \$25,000

\$7,001 to \$25,000.....\$123.00 for the first \$7,000, plus \$10.55 for each additional \$1,000 or fraction thereof, to and including \$25,000

\$25,001 to \$50,000\$342.95 for the first \$25,000, plus \$8.59 each additional \$1,000 or fraction thereof, to and including \$50,000

\$25,001 to \$50,000\$330.85 for the first \$25,000, plus \$8.30 for each additional \$1,000 or fraction thereof, to and including \$50,000

\$50,001 to \$100,000\$557.70 for the first \$50,000, plus \$5.73 for each additional \$1,000 or fraction thereof, to and including \$100,000

\$50,001 to \$100,000\$538.35 for the first \$50,000, plus \$5.54 for each additional \$1,000 or fraction thereof, to and including \$100,000

\$100,001 and up\$844.20 for the first \$100,000, plus \$4.78 for each additional \$1,000 or fraction thereof.

\$100,001 and up\$815.35 for the first \$100,000, plus \$4.62 for each additional \$1,000 or fraction thereof.

Other Inspections And Fees:

1. Inspection outside of normal business hours(minimum charge–two hours)..... **\$104.00** per hour
2. Reinspection fees..... **\$104.00** per hour
3. Inspections for which no fee is specifically indicated..... **\$104.00** per hour
4. Plan review fee.....35% of permit fee
5. Additional plan review required by changes, additions or revisions to approved plans(min–one half hour)..... **\$104.00** per hour
6. Fire life safety plan review(if required).....50% of permit fee
7. Phased construction.....\$150.00 application fee. In addition, the plan review fee will be increased in an amount equal to 10% of mechanical permit fee calculated using the value of the particular phase of the project, not to exceed additional \$1500.00 per phase.
8. Deferred submittals65% of valuation of deferred portion of work. This is in addition to total project plan review fee.

**Columbia County
Land Development Services
230 Strand Street
St Helens, Or 97051
Phone(503)397-1501 Fax(503)366-3902**

PROPOSED ELECTRICAL PERMIT FEES
Effective July 1, 2016

| | <u>Old Fees</u> | <u>New Fees</u> |
|--|-----------------|-----------------|
| 1. New residential—single or multifamily per unit dwelling unit. Service included: | | |
| 1,000 square feet or less | \$148.00 | \$153.00 |
| Each additional 500 square feet or portion thereof | \$26.00 | 27.00 |
| Limited energy..... | 36.00 | 37.00 |
| Each manufactured home or modular dwelling service or feeder | 80.00 | 83.00 |
| 2. Services or feeders—installation, alteration: | | |
| 200 amps or less | \$99.00 | \$102.00 |
| 201 amps to 400 amps | 116.00 | 120.00 |
| 401 amps to 600 amps | 195.00 | 202.00 |
| 601 amps to 1,000 amps | 256.00 | 265.00 |
| Over 1,000 amps or volts | 588.00 | 609.00 |
| Reconnect only..... | 80.00 | 83.00 |
| 3. Temporary services or feeders—installation, alteration or relocation: | | |
| 200 amps or less | \$95.00 | 98.00 |
| 201 amps to 400 amps | 125.00 | 130.00 |
| 401 amps to 600 amps | 165.00 | 171.00 |
| 601 amps to over 1,000 amps see services and feeders above..... | 285.00 | 295.00 |
| 4. Branch circuits: new, alteration or extension per panel: | | |
| a. The fee for branch circuits with purchase of service or feeder | | |
| Each branch circuit | \$5.25 | \$5.40 |
| b. The fee for branch circuits without purchase of a service or feeder fee | | |
| First branch circuit | \$67.00 | \$69.00 |
| Each additional branch circuit | 5.25 | 5.40 |
| 5. Miscellaneous (service or feeder not included): | | |
| Well pump or irrigation system | \$78.00 | \$81.00 |
| Each sign or outside lighting..... | 78.00 | 81.00 |
| Commercial limited energy panel, alteration or extension | 78.00 | 81.00 |
| Septic pump and alarm..... | 78.00 | 81.00 |
| 5KVA or Less..... | \$81.00 | \$84.00 |
| 5.01 to 15KVA..... | 96.00 | 99.00 |
| 15.01 to 25KVA..... | 160.00 | 166.00 |
| 25.01 to 50KVA..... | 209.00 | 216.00 |
| 50.01 50 100KVA..... | 481.00 | 498.00 |
| 6. Each additional inspection over the allowable in any of the above, per inspection | \$100.00 | \$104.00 |

25% PLAN REVIEW FEE (if required)

12% STATE SURCHARGE IS NOT INCLUDED IN ABOVE FEES

(New Fees Effective July 1, 2016)

Columbia County Land Development Services

230 Strand, St. Helens, OR 97051
Phone (503) 397-1501 FAX (503) 366-3902

GRADE & FILL PERMIT FEES

Effective: July 1, 2016

OFFICE PLAN REVIEW / FIELD REVIEW FEES

| | | |
|--------------------------------|---|----------|
| 50 cubic yards or less | No Fee | |
| 51 to 100 cubic yards | \$ 50.00 | \$ 51.75 |
| 101 to 1,000 cubic yards | 62.50 | 64.69 |
| 1,001 to 10,000 cubic yards* | 75.00 | 77.63 |
| | \$75.00 | \$27.38 |
| 10,001 to 100,000 cubic yards | \$75.00 for the first 10,000 cubic yards, plus \$26.45 for each additional 10,000 cubic yards or fraction thereof. | |
| | \$313.05 | \$14.81 |
| 100,001 to 200,000 cubic yards | \$313.05 for the first 100,000 cubic yards, plus \$14.31 for each additional 10,000 cubic yards or fraction thereof. | |
| | \$472.15 | \$8.10 |
| 200,001 cubic yards or more | \$472.15 for the first 200,000 cubic yards, plus \$7.89 for each additional 10,000 cubic yards or fraction thereof. | |

**Plans must be engineered if over 5,000 cubic yards*

PERMIT FEES

| | | |
|-------------------------------|---|---------|
| 50 cubic yards | \$25.34..... | \$26.23 |
| 51 to 100 cubic yards | 40.00 | \$41.40 |
| | \$ 40.00 | \$19.55 |
| 101 to 1,000 cubic yards | \$ 40.00 for the first 100 cubic yards plus \$18.89 for each additional 100 cubic yards or fraction thereof. | |
| | \$217.35 | \$16.20 |
| 1,001 to 10,000 cubic yards | \$217.35 for the first 1,000 cubic yards plus \$15.65 for each additional 1,000 cubic yards or fraction thereof. | |
| | \$350.86 | \$73.76 |
| 10,001 to 100,000 cubic yards | \$350.86 for the first 10,000 cubic yards plus \$71.27 for each additional 10,000 cubic yards or fraction thereof. | |
| | \$1,026.99 | \$40.80 |
| 100,001 cubic yards or more | \$1,026.99 for the first 100,000 cubic yards plus \$39.42 for each additional 10,000 cubic yards or fraction thereof. | |

CPI Fee Adjustment Language FY 17-FY 21

Building, Planning, and On-Site fees shall be adjusted as follows:

- 1) For the period July 1, 2016 through June 30, 2017, building fees would be adjusted on July 1, 2016 based on the cumulative U.S. Department of Labor, Bureau of Labor Statistics, annual average CPI-U for the Portland-Salem Metro Area for calendar years 2014 and 2015 of 3.5%.
- 2) For the period July 1, 2017 through June 30, 2018, building fees would be adjusted on July 1, 2017 based on the U.S. Department of Labor, Bureau of Labor Statistics, annual average CPI-U for the Portland-Salem Metro Area for calendar year 2016.
- 3) For the period July 1, 2018 through June 30, 2019, building fees would be adjusted on July 1, 2018 based on the U.S. Department of Labor, Bureau of Labor Statistics, annual average CPI-U for the Portland-Salem Metro Area for calendar year 2017.
- 4) For the period July 1, 2019 through June 30, 2020, building fees would be adjusted on July 1, 2019 based on the U.S. Department of Labor, Bureau of Labor Statistics, annual average CPI-U for the Portland-Salem Metro Area for calendar year 2018.
- 5) For the period July 1, 2020 through June 30, 2021, building fees would be adjusted on July 1, 2020 based on the U.S. Department of Labor, Bureau of Labor Statistics, annual average CPI-U for the Portland-Salem Metro Area for calendar year 2019.