

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Adopting a Valuation )  
Schedule for Determination of Plan )                   ORDINANCE NO. 90-15  
Check Fees by the Columbia County )  
Building Department )  
\_\_\_\_\_ )

The Board of County Commissioners for Columbia County, Oregon ordains as follows:

SECTION 1. TITLE.

This ordinance shall be known as Ordinance No. 90-15.

SECTION 2. PURPOSE.

The purpose of this ordinance is to adopt a valuation schedule for determination of plan check fees by the Columbia County Building Department.

SECTION 3. AUTHORITY.

The ordinance is adopted pursuant to ORS 203.035, 455.020 and 455.210. It is also subject to ORS 203.115.

SECTION 4. ADOPTION.

The valuation schedule labeled Exhibit "A", which is attached hereto and incorporated herein by this reference, is adopted for determination of plan check fees by the Columbia County Building Department.

SECTION 5. AMENDMENTS.

Subject to ORS 203.115, the Board may, by order or resolution, amend the valuation fee schedule adopted hereby as necessary to conform to the valuation schedule adopted by the Building Codes Agency of the State of Oregon.

SECTION 6. SEVERABILITY CLAUSE.

If, for any reason, any portion of this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion of the ordinance shall be deemed a separate, distinct and independent portion and such holdings shall not affect the validity of the remaining portions thereof.

SECTION 7. EMERGENCY CLAUSE.

This ordinance, being immediately necessary for the health, safety and

welfare of the citizens of Columbia County, an emergency is declared to exist, and it shall become effective on July 1, 1990.

REGULARLY PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON THIS 20th DAY OF June, 1990.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: John K. King  
Office of County Counsel

Attest:

Cherie Maylan  
Recording Secretary

First Reading: 06-20-90

Second Reading: 06-20-90

Effective Date: 07-01-90

By: John A. Peterson  
Chairman

By: Max W. Dillard  
Commissioner

By: Michael J. Russo  
Commissioner

EXHIBIT "A"

BUILDING VALUATION SCHEDULE

| <u>OCCUPANCY AND TYPE</u>              | <u>COST PER<br/>SQUARE FOOT</u> | <u>OCCUPANCY AND TYPE</u>         | <u>COST PER<br/>SQUARE FOOT</u> |
|--|---------------------------------|-----------------------------------|---------------------------------|
| <b>1. Apartment Houses:</b>            |                                 | <b>6. Convalescent Hospitals:</b> |                                 |
| * Type I or II F.R. ....               | \$63.83                         | * Type I or II F.R. ....          | 90.47                           |
| Type V--Masonry<br>(or Type III) ..... | 51.38                           | Type III--1-Hour .....            | 64.08                           |
| Type V--Wood Frame .....               | 46.07                           | Type V--1-Hour .....              | 58.10                           |
| Type I--Basement Garage...             | 24.15                           |                                   |                                 |
| <b>2. Auditoriums:</b>                 |                                 | <b>7. Dwellings:</b>              |                                 |
| Type I or II F.R. ....                 | 67.56                           | Type V--Masonry .....             | 55.90                           |
| Type II--1-Hour .....                  | 47.89                           | Type V--Wood Frame .....          | 50.84                           |
| Type II--N .....                       | 45.57                           | Basements--                       |                                 |
| Type III--1-Hour .....                 | 51.29                           | Semi-finished .....               | 13.99                           |
| Type III--N .....                      | 48.89                           | Unfinished .....                  | 10.67                           |
| Type V--1-Hour .....                   | 46.98                           |                                   |                                 |
| Type V--N .....                        | 44.74                           | <b>8. Fire Stations:</b>          |                                 |
| <b>3. Banks:</b>                       |                                 | Type I or II F.R. ....            | 73.95                           |
| * Type I or II F.R. ....               | 96.61                           | Type II--1-Hour .....             | 47.89                           |
| Type II--1-Hour .....                  | 69.39                           | Type II--N .....                  | 45.57                           |
| Type II--N .....                       | 66.15                           | Type III--1-Hour .....            | 53.29                           |
| Type III--1-Hour .....                 | 78.77                           | Type III--N .....                 | 50.63                           |
| Type III--N .....                      | 75.12                           | Type V--1-Hour .....              | 47.64                           |
| Type V--1-hour .....                   | 69.39                           | Type V--N .....                   | 45.32                           |
| Type V--N .....                        | 66.07                           | <b>9. Homes for the Elderly:</b>  |                                 |
| <b>4. Bowling Alleys:</b>              |                                 | Type I or II F.R. ....            | 66.73                           |
| Type II--1-hour .....                  | 32.29                           | Type II--1-Hour .....             | 53.45                           |
| Type II--N .....                       | 30.79                           | Type II--N .....                  | 50.96                           |
| Type III--1-hour .....                 | 35.44                           | Type III--1-Hour .....            | 55.94                           |
| Type III--N .....                      | 33.78                           | Type III--N .....                 | 53.29                           |
| Type V--1-hour .....                   | 32.37                           | Type V--1-Hour .....              | 53.12                           |
| <b>5. Churches:</b>                    |                                 | Type V--N .....                   | 50.55                           |
| Type I or II F.R. ....                 | 63.74                           | <b>10. Hospitals:</b>             |                                 |
| Type II--1-Hour .....                  | 47.64                           | * Type I or II F.R. ....          | 105.99                          |
| Type II--N .....                       | 45.32                           | Type III--1-Hour .....            | 88.15                           |
| Type III--1-Hour .....                 | 51.21                           | Type V--1-Hour .....              | 81.84                           |
| Type V--1-Hour .....                   | 46.56                           |                                   |                                 |
| Type V--N .....                        | 44.32                           |                                   |                                 |

11. Hotels and Motels:

|                          |       |
|--------------------------|-------|
| * Type I or II F.R. .... | 66.23 |
| Type III--1-Hour .....   | 57.19 |
| Type III--N .....        | 54.45 |
| Type V--1-Hour .....     | 49.88 |
| Type V--N .....          | 47.56 |

12. Industrial Plants:

|                        |       |
|------------------------|-------|
| Type I or II F.R. .... | 36.69 |
| Type II--1-Hour .....  | 24.98 |
| Type II--(Stock) ..... | 23.74 |
| Type III--1-Hour ..... | 27.64 |
| Type III--N .....      | 26.39 |
| Tilt-up .....          | 18.59 |
| Type V--1-Hour .....   | 24.90 |
| Type V--N .....        | 23.57 |

13. Jails:

|                        |        |
|------------------------|--------|
| Type I or II F.R. .... | 103.58 |
| Type III--1-Hour ..... | 94.21  |
| Type V--1-Hour .....   | 67.73  |

14. Libraries:

|                          |       |
|--------------------------|-------|
| * Type I or II F.R. .... | 75.86 |
| Type II--1-Hour .....    | 53.04 |
| Type II--N .....         | 50.38 |
| Type III--1-Hour .....   | 57.77 |
| Type III--N .....        | 54.95 |
| Type V--1-Hour .....     | 51.79 |
| Type V--N .....          | 49.30 |

15. Medical Offices:

|                          |       |
|--------------------------|-------|
| * Type I or II F.R. .... | 77.52 |
| Type II--1-Hour .....    | 57.69 |
| Type II--N .....         | 54.95 |
| Type III--1-Hour .....   | 63.08 |
| Type III--N .....        | 60.18 |
| Type V--1-Hour .....     | 58.68 |
| Type V--N .....          | 55.53 |

16. Offices: \* \* \*

|                          |       |
|--------------------------|-------|
| * Type I or II F.R. .... | 69.39 |
| Type II--1-Hour .....    | 44.99 |
| Type II--N .....         | 42.83 |
| Type III--1-Hour .....   | 49.47 |
| Type III--N .....        | 47.14 |
| Type V--1-Hour .....     | 45.82 |
| Type V--N .....          | 43.66 |

17. Private Garages:

|                     |       |
|---------------------|-------|
| Wood Frame .....    | 14.94 |
| Masonry .....       | 17.76 |
| Open Carports ..... | 10.71 |

18. Public Buildings:

|                          |       |
|--------------------------|-------|
| * Type I or II F.R. .... | 80.84 |
| Type II--1-Hour .....    | 60.34 |
| Type II--N .....         | 57.69 |
| Type III--1-Hour .....   | 67.56 |
| Type III--N .....        | 64.49 |
| Type V--1-Hour .....     | 59.76 |
| Type V--N .....          | 57.19 |

19. Public Garages:

|                          |       |
|--------------------------|-------|
| * Type I or II F.R. .... | 31.87 |
| Type II--N .....         | 18.76 |
| Type III--1-Hour .....   | 22.49 |
| Type III--N .....        | 21.50 |
| Type V--1-Hour .....     | 18.68 |

20. Restaurants:

|                        |       |
|------------------------|-------|
| Type III--1-Hour ..... | 60.26 |
| Type III--N .....      | 57.44 |
| Type V--1-Hour .....   | 53.37 |
| Type V--N .....        | 50.80 |

21. Schools:

|                        |       |
|------------------------|-------|
| Type I or II F.R. .... | 72.54 |
| Type II--1-Hour .....  | 51.71 |
| Type III--1-Hour ..... | 52.12 |
| Type III--N .....      | 49.39 |
| Type V--1-Hour .....   | 47.64 |
| Type V--N .....        | 45.15 |

22. Service Stations:

|                        |       |
|------------------------|-------|
| Type II--N .....       | 42.99 |
| Type III--1-Hour ..... | 43.16 |
| Type V--1-Hour .....   | 37.93 |
| Canopies .....         | 16.60 |

23. Stores: \* \* \*

|                          |       |
|--------------------------|-------|
| * Type I or II F.R. .... | 54.28 |
| Type II--1-Hour .....    | 32.79 |
| Type II--N .....         | 32.04 |

23. Stores: Continued ...

|                        |       |
|------------------------|-------|
| Type III--1-Hour ..... | 39.59 |
| Type III--N .....      | 37.68 |
| Type V--1-Hour .....   | 31.87 |
| Type V--N .....        | 29.88 |

24. Theaters:

|                        |       |
|------------------------|-------|
| Type I or II F.R. .... | 70.72 |
| Type III--1-Hour ..... | 51.29 |
| Type III--N .....      | 48.80 |
| Type V--1-Hour .....   | 46.23 |
| Type V--N .....        | 44.16 |

25. Warehouses: \* \*

|                            |       |
|----------------------------|-------|
| Type I or II F.R. ....     | 32.12 |
| Type II or V--1-Hour ..... | 19.01 |
| Type II or V--N .....      | 17.93 |
| Type III--1-Hour .....     | 21.83 |
| Type III--N .....          | 20.83 |

26. Air Conditioning:

|                   |      |
|-------------------|------|
| Commercial .....  | 2.74 |
| Residential ..... | 2.32 |

27. Sprinkler Systems: ..... 1.33

28. Pole Buildings:

|                          |      |
|--------------------------|------|
| With Concrete Floor .... | 7.50 |
| Without Concrete Floor.. | 6.00 |

\* Add 0.5 percent for each story over three.

\* \* Deduct 11 percent for mini-warehouses.

\* \* \* Deduct 20 percent for shell-only buildings.