

ORDINANCE NO. 5468

ORDINANCE AMENDING CHAPTER 9.04 OF THE MUNICIPAL CODE REGARDING BUILDING FEES.

WHEREAS:

1. The City Building Division of the Community Development Department will adopt permit fees through City Council resolutions.

NOW, THEREFORE, THE CITY OF GRANTS PASS HEREBY ORDAINS:

Section 1: Section 9.04.010 through 9.04.500 of the Grants Pass Municipal Code is amended and readopted in accord with Exhibit "A" to this ordinance.

ADOPTED by the Council of the City of Grants Pass, Oregon, in regular session this 15th day of October, 2008.

SUBMITTED to and Approved by the Mayor of the City of Grants Pass, Oregon, this 20 day of October, 2008.



Len Holzinger, Mayor

ATTEST:



Finance Director

Date submitted to Mayor: 8-16-08

Approved as to form: Kris Woodburn, City Attorney 

EXHIBIT "A"

I. GENERAL PROVISIONS
Chapter 9.04
CITY BUILDING CODE - 2005

Sections:

9.04.010	Adoption of City Building Code and Short Title.
9.04.020	Repository.
9.04.100	Conflicts.
9.04.200	Conformance to City Building Code Requirements.
9.04.300	Authority.
9.04.400	Appeals.
9.04.500	Fees

9.04.010 ADOPTIONS OF CITY BUILDING CODE AND SHORT TITLE.

Chapter 9.04 shall be referred to as the City Building Code. Except as specifically limited in this Chapter, the following codes are hereby adopted, and made a part of Chapter 9.04 of the Municipal Code. The Codes listed below shall be updated automatically as the same are modified by the State of Oregon from time to time.

- A. The State of Oregon 2007 Edition Structural Specialty Code, consisting of 1 volume and reference standards, and appendix chapters specifically adopted by the State of Oregon; and Appendix J; and (Ord. 5407, 06/06/07; Ord 5454, 07/02/08)
- B. The State of Oregon 2008 Residential Specialty Code, including all appendix chapters specifically adopted by the State of Oregon; and
- C. The State of Oregon 2008 Plumbing Specialty Code, including all sections and appendix chapters specifically adopted by the State of Oregon; and
- D. The State of Oregon 2007 Edition, Mechanical Specialty Code, and appendix chapters specifically adopted by the State of Oregon; and
- E. The 2007 Oregon Fire Code, and appendix chapters specifically adopted by the State of Oregon; and
- F. The State of Oregon 2008 Electrical Specialty Code, and appendix chapters specifically adopted by the State of Oregon; and

- G. The Uniform Housing Code, 1997 Edition; and
- H. The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition; and
- I. Oregon Administrative Rules, Chapter 918 in effect on January 1, 2005, as may be amended from time to time by the Building Codes Division of the Department of Consumer and Business Services.

9.04.020 REPOSITORY.

A copy of the items noted in the City Building Code shall be kept on file at the office of the City's Building Code Official and a copy of the State of Oregon International Fire Code, and appendix chapters specifically adopted by the State of Oregon shall be kept on file at the office of the person designated by the Public Safety Director to act in the capacity of Fire Marshall or Fire Prevention Officer.

9.04.100 CONFLICTS.

- A. In the event of conflicts between or among provisions of the City Building Code, the most restrictive provision shall apply.
- B. Interpretations of the City Building Code shall be made, and conflicts therein resolved, by the City Building Official, subject to appeal as set forth in this Chapter.

9.04.200 CONFORMANCE TO CITY BUILDING CODE REQUIREMENTS.

- A. All new construction shall conform to the requirements of the City Building Code.
- B. Unsafe structures, regardless of the date of construction, shall conform to the requirements of the City Building Code.
- C. Structures developed before May 1, 2000 and determined by the City Building Official to be safe, shall not be required to conform to new requirements of the City Building Code unless:
 - 1. The size or use of the structure is modified on one or more occasions, OR
 - 2. The structure is modified such that the floor area is increased; OR
 - 3. The structure is in direct violation with the City's Building or Fire Codes.

9.04.300 AUTHORITY.

The City Building Official, and any other person designated by the City Building Official with the approval of the City Manager are authorized to institute appropriate action to prevent, restrain, correct or abate a violation regarding existing or new construction and to enforce the provisions of this City Building Code. The Public Safety Director and any designees are authorized to enforce the provisions of the State of Oregon International Fire Code, and appendix chapters specifically adopted by the State of Oregon.

9.04.400 APPEALS.

Appeals of the Plans Examiner/Inspector: When there is an appeal of a plans examiner or inspector's interpretation of the Building Code during plan review or inspection, the following process is followed:

A. Initial Appeal to the Building Official:

In an informal appeal of a plans examiner / inspector decision, the plans examiner / inspector refers the request and any related information to the Building Official, who, in consultation with plans examiner / inspector and other appropriate staff, reviews the request and provides a final determination to the applicant (in writing if requested).

B. Appeals of the Building Official:

A person aggrieved by a decision made by the Building Official under authority established pursuant to ORS 455.148, 445.150, or 455.467 may appeal the decision in the manner provided by ORS 455.475. If an appeal is made under this section, the Building Official shall extend the plan review deadline by the number of days it takes for a final decision to be issued for appeal.

9.04.500 FEES

Fees charged under the City Building Code will be established by Resolution adopted by the City Council consistent with State Administrative Rules.

Exhibit "A"

**City of Grants Pass Building Department
Building Permit Fee Schedule
In Accordance with OAR 918**

Permit Fees for Structural (Commercial) Specialty Code and Residential Specialty Code

Resolution No.

Building Permits Fees

Building permit fees shall be charged based on the total valuation of the work to be performed. The valuation shall be 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 determined by the building official with the input from the applicant.

Total Valuation of Work Performed	
\$1 to \$500	\$12.48
\$501 to \$2,000	\$12.48 for the first \$ 500 plus \$1.87 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$40.56 for the first \$2,000 plus \$7.49 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$212.78 for the first \$25,000 plus \$5.62 for each additional \$1,000 or fraction thereof, up to \$50,000
\$50,001 to \$100,000	\$353.18 for the first \$50,000 plus \$3.74 for each additional \$1,000 or fraction thereof, up to \$100,000
\$100,001 and up	\$540.38 for the first \$100,000 plus \$3.12 for each additional \$1,000 or fraction thereof.

Plan Review Fee for Commercial Structural and Residential Specialty Codes.

<u>Plan Review Fees</u>	A plan review fee equal to 65% of the permit fee shall be added to each permit fee for every permit issued. Payment of the plan review fee shall be made at the time of application except that the 65% will be calculated from a preliminary assessed valuation of \$125,000 for 1&2 family dwellings.
<u>Fire Life Safety Plan Review Fee.</u>	An additional 40% of the permit fee shall be added for a fire life safety plan review

	when it is required on commercial applications.
<u>Administrative/Plan Review Fees</u>	When plan reviews are performed by a licensed plan reviewer pursuant to ORS 455.465 (and subsequent statutes) an administrative fee shall be charged for processing and recording the plan review pursuant to OAR 918-050-000. The Administrative/Plan Review Fee shall be equal to 50% of the Plan Review Fee specified above.
<u>Additional Plan Review Fees:</u> Fees required by changes, additions or revisions to plans (minimum charge one hour).	\$75.00/hour
<u>Master Plan Administrative Fees</u>	Fees specified in "plan review fees" above will be reduced by 50% when a residential Master Plan is used.
<u>Reissue Administrative Fees</u>	Fees specified in "plan review fees" above will be reduced by 50% when a residential plan is reissued. (with in same code cycle).

Miscellaneous Fees for Commercial Structural and Residential Specialty Codes

<u>Demolition of Structure</u>	Residential \$50.00 Commercial \$100.00
<u>Commercial Automatic Fire Sprinkler/Fire Suppression/Fire Alarm System. Permit fees shall be charged based on the total valuation of work to be performed as follows.</u>	
<u>Total Valuation of Work to be Performed</u>	
\$1 to \$500	\$12.48
\$501 to \$2,000	\$12.48 for the first \$500 plus \$1.87 for each additional \$100 or fraction thereof.
\$2,001 to \$25,000	\$40.56 for the first \$2,000 plus \$7.49 for each additional \$1,000 or fraction thereof.
\$25,001 to \$50,000	\$212.78 for the first \$25,000 plus \$5.62 for each additional \$1,000 or fraction thereof.
\$50,001 to \$100,000	\$353.18 for the first \$50,000 plus \$3.74 for each additional \$1,000 or fraction thereof.
\$100,001 and up	\$540.38 for the first \$100,000 plus \$3.12 for each additional \$1,000 or fraction thereof.
<u>Plan Review Fees for Fire Suppression and Fire Alarm (Payment of the plan review fee shall be made at the time of application)</u>	A plan review fee, equal to 65% of the permit fee, shall be added to each permit fee for every permit issued. The plan review fee shall cover the cost of the plan and specification review, plan review processing and recording.

Residential Fire Sprinkler System.

Residential fire sprinkler permits are based on square footage as indicated in the following table. The permit fee includes the costs of the plan review. OAR 918-050-0140

0-2,000 sq. ft.	\$200.00
2,001 - 3,600 sq. ft.	\$263.00
3,601 - 7,200 sq. ft.	\$317.00
7,201- sq. ft. and up	\$373.00
<u>Deferred Submittals</u> OAR 918-050-0170	The fee for processing and reviewing deferred plan submittals shall be 10% of the building permit fee calculated using the value of the particular deferred portion or portions of the project with a set minimum fee of \$250.00 The fee is in addition to the project plan review fee based on the total project value.
<u>Phased permits</u> OAR 918-050-0160	The plan review fee for a phased project is based on a minimum phasing fee of \$250 for each separate phased portion of the project. In addition there is a charge of 10% of the total project building permit fee not to exceed \$1500 for each phase.

Inspection Fees for Commercial Structural and Residential Specialty Codes

<u>Inspections Outside of Normal Business Hours</u> (2 hour minimum callback charge)	\$112.50/hour
<u>Re inspection Fees</u> A re-inspection fee may be assessed whenever additional inspections are required due to, but not limited to, failure to provide access to the equipment, work incomplete and not ready for inspection, failure to have approved plans on the job, deviations from the approved plans, etc... In those instances where a re-inspection fee has been assessed, no additional inspection of the work will be performed, nor will the certificate of occupancy be issued, until required fees are paid.	\$22.00 per inspection
<u>Inspections for Which No Fee is Specifically Indicated.</u> (minimum one hour)	\$75.00/hour
<u>Requested Inspection Fees:</u> Requested inspections that are not part of the regular inspection program will be made as soon as practical after payment to the Building Official of the fee specified. One hour min.	\$75.00/hour

Note: Work commencing before permit issuance. Any person who commences any work on a building or structure before obtaining necessary permits shall be subject to an investigation fee equal to the permit fee that shall be in addition to the required permit fees.

Exception: Temporary repairs performed in an emergency on an existing structure. The authority having jurisdiction shall be notified of this work within 72 hours and permit application for the temporary work shall be submitted within the next 10 business days.

Mechanical Specialty Codes

Resolution No.

Residential Specialty Code

<u>Base Permit Issuance Fee</u>	\$30.00
<u>Forced air or gravity-type furnace</u>	\$9.00
<u>Floor furnace, vented wall furnace or recessed wall heater, room heater, unit heaters (fuel, not electric). In wall, in duct, suspended, etc...</u>	\$9.00
<u>Wood stoves, pellet stoves, wood fireplace/insert (for the installation, relocation, or replacement of each woodstove, fire place, stove, or factory built fire place, including hearth and wall shield.</u>	\$6.75
<u>Flue/vent/liner: for furnace, HVAC, boiler, unit heater, water heater, gas fireplace, chimney (for the installation, relocation, or replacement of each.)</u>	\$4.50
<u>Residential water heater for radiator or hydronic system. For the installation, relocation or replacement of each water heater not exceeding 120 gallons, water temperature of 210F, or 200,000 BTU input.</u>	\$22.50
<u>Alteration of existing HVAC installation, relocation, or replace air handler, heat exchanger, furnace/burner.</u>	\$9.00
<u>Heat pumps for installation, relocation, or replacement of a ducted heat pump, including compressor, exchanger, and ducts attached thereto.</u>	\$22.50
<u>Air conditioning for the installation, relocation, or replacement of each condensing or evaporating air conditioner, except portable type.</u>	\$9.00
<u>Single duct exhaust (bathrooms, toilet compartments, utility rooms, clothes dryer.) For the installation, relocation, or replacement of each ducted ventilation fan.</u>	\$6.75
<u>Range hood/other kitchen equipment for installation, relocation, replacement of each ducted fan.</u>	\$6.75

<u>Fuel Piping</u> for the installation, relocation, or replacement of gas piping One to four outlets	\$3.00
Each additional outlet	\$3.00
<u>Gas water heater</u>	\$6.75
<u>Gas Fireplace</u>	\$6.75
<u>Log lighter, Gas Range/ BBQ</u>	\$6.75
<u>Attic/crawl space fans</u>	\$6.75
<u>Other</u>	\$6.75

Permit Fee for Mechanical (Commercial) Specialty Code

Any equipment or system regulated by this code and not classified residential shall be assessed permit fees in accordance with the following:	
<u>Valuation of work</u>	
<u>Minimum fee</u>	\$52.25
\$1 to \$5,000	\$52.25
\$5,001 to \$10,000	\$52.25 + \$1.56 for each additional \$100 over \$5,000
\$10,001 to \$100,000	\$198.63 + \$10.69 for each additional \$1,000 over \$10,000
\$100,001 and up	\$1,166.87 + \$5.13 for each additional \$1,000 over \$100,000

Inspection Fees for Commercial Mechanical and Residential Specialty Codes.

<u>Inspection outside of normal business hours:</u> (2 hour minimum callback charge)	\$112.50
<u>Re-inspection fees:</u> A re-inspection fee may be assessed whenever additional inspections are required due to, but not limited to, failure to provide access to the equipment, work incomplete and not ready for inspection, failure to have approved plans on the job, deviations from the approved plans, etc... In those instances where a re-inspection fee has been assessed, no additional inspection of the work will be performed, nor will the certificate of occupancy be issued, until required fees are paid.	\$22.00 per inspection.

Note: Work commencing before permit issuance. Any person who commences any work on a building or structure before obtaining necessary permits shall be subject to an investigation fee equal to the permit fee that shall be in addition to the required permit fees.

Exception: Temporary repairs performed in an emergency on an existing structure. The authority having jurisdiction shall be notified of this work within 72 hours and permit application for the temporary work shall be submitted within the next 10 business days.

Electrical Specialty Codes

Resolution No.

Permit Fee for Electrical Specialty Codes:

<u>Each new residential single or multi-family dwelling unit:</u>	
1,000 sq. ft. or less (4 inspections per permit)	\$106.00
Each additional 500 sq. ft. or portion thereof	\$19.00
Limited energy installation, One and Two Family (2 inspections per permit)	\$25.00
Multi-family (2 inspections per permit)	\$25.00
Each manufactured home or modular dwelling service or feeder not included in <i>Permit fees for manufactured home siting permits.</i>	\$50.00
<u>Service or Feeders Installation, alteration or relocation</u>	
200 amps or less (2 inspections per permit)	\$63.00
201 amps to 400 amps (2 inspections per permit)	\$75.00
401 amps to 600 amps (3 inspections per permit)	\$125.00
601 amps to 1,000 amps (3 inspections per permit)	\$163.00
Over 1,000 amps or volts (4 inspections per permit)	\$375.00
Reconnect only (1 inspection per permit)	\$50.00
<u>Installation, alteration, or relocation of temporary services or feeders</u>	
200 amps or less (2 inspections per permit)	\$50.00
201 amps to 400 amps (2 inspections per permit)	\$69.00
401 amps to 600 amps (2 inspections per permit)	\$100.00
Over 600 amps or 1,000 volts	See service or feeders installation, alteration or relocation above for applicable fees.
<u>Branch circuits- new alteration or extension per panel</u>	
Fees for branch circuits with purchase of service or feeder fee.	\$3.00
Fee for branch circuits without purchase of service or feeder fee.	\$43.00

Each additional branch circuit	\$3.00
<u>Miscellaneous (service or feeder not included)</u>	
Each pump or irrigation circle (2 inspections per permit)	\$50.00
Each sign or outline lighting	\$50.00
Signal circuits or a limited energy panel, alteration or extension (2 inspections per permit)	\$50.00
Each additional inspection over the allowable in any of the above, per inspection	\$22.00
<u>Renewable Electrical Energy</u>	
5kva or less (2 inspections per permit)	\$79.00
5.01 to 15 kva (2 inspection per permit)	\$94.00
15.01 to 25 kva (2 inspections per permit)	\$156.00
<u>Other inspection</u> Any requested inspection not otherwise specifically listed above shall be charged at the following rates per hour. Time spent traveling to and from the inspection site and any associated office time shall be included. Minimum one hour.	\$75.00/hour
Inspections outside normal business hours: Minimum 2 hour for call back charge.	\$112.50/hour
<u>Plan review fee for electrical specialty code</u> (payment shall be made at the time of application)	A plan review fee, for an additional amount equal to 65% of the amount charged for the services itemized in permit fee for electrical specialty code, shall be added when the installation involves 1 or more of the following: 1) Sq. ft. more than 10,000 sq. ft; 2) Ampacity: a) more than 320 amperes continuous rating metered through a self-contained metering device, for one and two family dwelling; or b) more than 225 amperes for service and starting at 400 amperes for feeders for other than one and two family dwellings; 3) Voltage. More than 600 volts; 4) Height. More than three stories; 5) Occupancy. Four or more residential

	<p>units in one structure, or occupancy rating of more than 99 persons;</p> <p>6) Classified area. Any area or structure containing a special occupancy described in chapter 5 of the National Electrical Code adopted by the board by OAR 918-305-0100; or</p> <p>7) Manufactured structures park or recreational vehicle park. A new manufactured park, a temporary manufactured structures park or recreation vehicle park, or any addition or alteration to an existing park.</p>
<p><u>Re-inspection fees:</u></p> <p>A re-inspection fee may be assessed whenever additional inspections are required due to, but not limited to, failure to provide access to the equipment, work incomplete and not ready for inspection, failure to have approved plans on the job, deviations from the approved plans, etc...</p> <p>In those instances where a re-inspection fee has been assessed, no additional inspection of the work will be performed, nor will the certificate of occupancy be issued, until required fees are paid</p>	<p>\$22.00 per inspection.</p>
<p>Note: Work commencing before permit issuance. Any person who commences any work on a building or structure before obtaining necessary permits shall be subject to an investigation fee equal to the permit fee that shall be in addition to the required permit fees.</p> <p>Exception: Temporary repairs performed in an emergency on an existing structure. The authority having jurisdiction shall be notified of this work within 24 hours per OAR 918-309-0080 and ORS 479.550.</p>	

Plumbing Specialty Codes

Resolution No.

<p><u>Permit fees for plumbing specialty code</u> Fees charged in this section related to individual building or structures systems. Multiple service, private plumbing or sewer disposal systems, included but not limited to planned unit developments, shall be subject to plan review fees as set forth.</p>	<p>Before a permit may be issued for the installation, renovation, alteration or repair of a plumbing or drainage system, the following fees shall be paid:</p>
New construction for a single family dwelling, each unit with one bathroom and one kitchen	\$235.38
New construction for a single family dwelling, each unit with two bathrooms and one kitchen	\$307.62
New construction for a single family dwelling, each unit with three bathrooms and one kitchen	\$341.72
New construction for a single family dwelling, each unit with more than three bathrooms and one kitchen, each additional bath or kitchen	\$95.76
Existing dwelling, each unit fixture repair or remodel, each fixture	\$17.33
New construction: First 100 feet of water and storm drain are included. Each additional 100 feet shall be charged as follows.	Fees shall be in accordance with water service/sanitary/storm sewer. \$27.56
Mobile home service connections that are not included with the manufactured home permit.	\$49.98 Sewer \$49.98 Water \$49.98 Storm
Commercial/industrial. The following fee shall be per fixture, plus any water service, sanitary and storm fees as required by water/sanitary/storm sewer	\$17.33
<u>Water/storm/sanitary sewer</u>	
<u>Water/storm/sanitary sewer</u> (first 100 feet or fraction thereof excluding residential) shall be charged as follows:	\$49.98
<u>Water/storm/sanitary sewer</u> (existing, each additional 100 feet or portion thereof) shall be charged as follows:	\$27.56

<u>Miscellaneous</u>	
Sewer cap, catch basin, area drain, drywells, leach line, trench drain, manholes, back flow preventer, back water valve, ejectors, sump shall be charged as follows:	\$17.33
Replacement water heater:	\$17.33
minimum permit fee	\$30.00

Medical Gas System OAR 918-050-0150

Medical gas system permits shall be charged based on the total valuation of the work to be performed, as indicated below:	
<u>Valuation of work</u>	
\$1 to \$2000	\$140.00 Minimum Fee
\$2001 to \$25,000	\$140.00 for the first \$2,000 plus \$18.00 for each additional \$1,000
\$25,001 to \$50,000	\$554.00 for the first \$25,000 plus \$15.00 for each additional \$1,000
\$50,001 to \$100,000	\$929.00 for the first \$50,000 plus \$9.00 for each additional \$1,000
\$100,001 and up	\$1379.00 for the first \$100,000 plus \$8.00 for each additional \$1,000
<u>Plan review fee for Plumbing</u> Where an application is made and a plan is required, in addition to the above fees, the applicant shall pay an additional plan review fee equal to 65% of the permit fee. Per 918-780-0040 (complex structures) An hourly fee, with a minimum one-half hour charge, shall be charged for additional plan reviews required by changes, additions or revisions to approved plans.	\$75.00/hour
<u>Inspection fee for plumbing specialty code</u>	
Requested inspections that are not part of the regular inspection program will be made soon as practical after payment to a building official of the fee specified below: (minimum one hour)	\$75.00/hour
An hourly fee, with a minimum charge of \$75.00 for the first half hour or fraction	\$75.00/hour

thereof, shall be charged for re-inspections for which no fee is specifically indicated.	
A fee shall be charged per hour or fraction thereof for inspections outside of normal business hours. (2 hour minimum)	\$112.50/hour
<u>Plumbing Minor Label Program</u>	Minor installation inspections shall be conducted in accordance with Oregon Administrative Rules
<u>Re-inspection fees:</u> A re-inspection fee may be assessed whenever additional inspections are required due to, but not limited to, failure to provide access to the equipment, work incomplete and not ready for inspection, failure to have approved plans on the job, deviations from the approved plans, etc... In those instances where a re-inspection fee has been assessed, no additional inspection of the work will be performed, nor will the certificate of occupancy be issued, until required fees are paid	\$22.00 per inspection.
Note: Work commencing before permit issuance. Any person who commences any work on a building or structure before obtaining necessary permits shall be subject to an investigation fee equal to the permit fee that shall be in addition to the required permit fees. Exception: Temporary repairs performed in an emergency on an existing structure. The authority having jurisdiction shall be notified of this work within 72 hours and permit application for the temporary work shall be submitted within the next 10 business days.	

Manufactured Dwelling and Park Specialty Code

Resolution No.

Permit fees for Manufactured Homes

The permit fee is for installation and set up of a manufactured home. This single fee shall include the concrete slab, runners or foundations when they comply with the prescriptive requirements of the Oregon Manufactured Dwelling Standard, electrical feeder, plumbing connections and all cross-over connections.

Permit fee	\$160.00
Plan review fee	\$104.00
<u>Re-inspection fees:</u> A re-inspection fee may be assessed whenever additional inspections are required due to, but not limited to, failure to provide access to the equipment, work incomplete and not ready for inspection, failure to have approved plans on the job, deviations from the approved plans, etc... In those instances where a re-inspection fee has been assessed, no additional inspection of the work will be performed, nor will the certificate of occupancy be issued, until required fees are paid	\$22.00 per inspection.