

A RESOLUTION OF THE CITY OF ALBANY, OREGON, AMENDING
THE FEE SCHEDULE FOR BUILDING INSPECTION AND PERMIT SERVICES

WHEREAS, building fees were last updated on June 28, 1989 and,

WHEREAS, increased building activity and the corresponding increase in program costs necessitate an increase in building department revenues and,

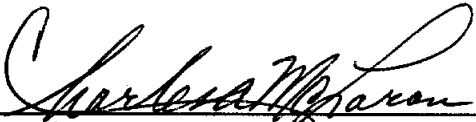
WHEREAS, it is the City's intent that inspection and permit costs be borne by those persons and entities to generate the need for such services rather than city tax payers,

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council as follows:

Section 1. The building inspection and permit fees shown in exhibit A, attached hereto are adopted by the City of Albany.

Section 2. The updated fee schedule shall be effective on January 10, 1996.

DATED THIS 13TH DAY OF DECEMBER 1995.



Mayor

ATTEST:



Deputy City Recorder



**The shaded lettering indicates proposed additions to the fee schedule while the lined sections are proposed deletions.*

1. CONSTRUCTION PERMITS:

NON-RESIDENTIAL & RESIDENTIAL OVER 4 UNITS:

Total Valuation (from State Fee Schedule)	Fee
\$1 to \$2,000	\$32.50, to and including \$2,000
\$2,001 to \$25,000	\$32.50 for the first \$2,000 plus \$6 for each additional \$1,000 or fraction
\$25,001 to \$50,000	\$170.50 for the first \$25,000 plus \$4.50 for each additional \$1,000 or fraction
\$50,001 to \$100,000	\$283 for the first \$50,000 plus \$3 for each additional \$1,000 or fraction
\$100,001 and up	\$433 for the first \$100,000 plus \$2.50 for each additional \$1,000 or fraction

~~RESIDENTIAL NEW CONSTRUCTION (1 to 4 Units)~~

Single Family Base Fee	\$ 175.00
Square Foot Variable15/sq. ft.
Duplex Four-plex (1st Unit)	175.00
Each Additional Unit through 4	75.00
Square Foot Variable15/sq. ft.

~~RESIDENTIAL ADDITION/REMODELING:~~

Base Fee	\$ 175.00
Square Foot Variable10/sq. ft.

OTHER RESIDENTIAL PERMITS (minimums):

NOTE: Some of the below may also require a plan review fee. ~~Use valuation table for amounts above minimum.~~

Garage	\$ 50.00
Carport	35.00
Storage Shed	50.00
Re-roof	35.00
Fire Damage Repair	175.00

PLUS 3% STATE SURCHARGE ON ALL THE ABOVE

EXPLANATION: *The State of Oregon regulates most of our fees. Their fee schedule clearly forces programs to be efficient and "spartan". With the above changes, we will be charging what the state recommends. Until now the City of Albany has not charged the state's recommended fees for residential inspections. As a result, residential permits are actually subsidized by commercial permits. For a 1500 square foot house with a total valuation of \$97,000 a building permit is normally \$400.00, this proposed change would result in a fee increase of \$24.00.*

2. **PLAN REVIEW:**

NON-RESIDENTIAL & RESIDENTIAL OVER 4 UNITS:

65% of building permit fee PLUS 25% of plumbing and mechanical permit fees.

~~**RESIDENTIAL:**~~ (1-3 UNITS) 25% of building, plumbing, and mechanical permit fees.

EXPLANATION: This is also a State recommended fee level based on analysis of what the associated costs are for adequate technical plan review. In addition, there have been recent increases in State required review functions without corresponding fee increases. Examples of these additional State requirements are earthquake (seismic) review, energy, and disability access. For a 1500 square foot house with at total valuation of \$97,000 a building plan review is normally \$160.00, this proposed change would result in a fee increase of \$186.85.

3. **MECHANICAL PERMITS(minimum fee \$35.00):**

Base Minimum Fee	\$ 20.00
For the issuance of each permit	10.00
Woodstove - Freestanding/Insert	35.00

EXPLANATION: With a minimum fee of \$20.00 the city loses money every time one of these permits are issued.

Unit Fee Schedule:

-Each air conditioner or forced-air or gravity-type furnace or burner, including ducts and vents, to and including 100,000 Btu/h	6.00
-Forced-air or gravity-type furnace or burner, including ducts and vents, over 100,000 Btu/h	7.50
-Each ventilation fan connected to a single duct	3.00
-Other equipment	4.50

PLUS 5% STATE SURCHARGE ON ALL THE ABOVE

4. **PLUMBING PERMITS:**

Base Minimum Fee	\$ 25.00
Plumbing Fixture (per fixture)	9.00
Sewer:	
for the first 50 feet	30.00
each additional 100 feet or portion	25.00
Water service:	
for the first 50 feet	30.00
each additional 100 feet or portion	25.00
Storm and rain drain:	
for the first 50 feet	30.00
each additional 100 feet or portion	25.00
Manufactured home space	25.00

PLUS 5% STATE SURCHARGE ON ALL THE ABOVE

EXPLANATION: Since there is usually more than one inspection and with the associated clerical work, a minimum fee of \$25.00 is not sufficient. The City loses money every time one of these minimum permits are issued.

5. MANUFACTURED HOME PERMITS:

Manufactured home setup	\$ 105.00
(PLUS 5% State Surcharge)	5.25
Electrical feeder connection	40.00
State Fee	20.00

NOTE: See plumbing, electrical and mechanical sections for additional fees

\$105.00 installation fee allows three (3) inspections total, which includes the stand and lot preparation, all support blocking, Earthquake-Resistant Bracing System (ERBS), flood and wind anchoring devices, perimeter skirting, underfloor access and ventilation, mechanical crossovers and terminations and temporary steps (this fee does not include plumbing or electrical connection permit fees)

EXPLANATION: There has been some confusion in the past as to what and how many inspections are covered by this permit. This explanation will help clear up these questions including the question of when the electrical feeder inspection permit is obtained.

6. MISCELLANEOUS PERMITS (minimum \$35.00):

Moving a building	\$ 50.00
Demolition	5.00
(Plumbing fee also assessed if fees sewer is to be capped)	
Change of occupancy	35.00
PLUS 5% STATE SURCHARGE ON ALL THE ABOVE	

7. SIGN PERMITS:

Minimum Fee	\$ 25.00
Structural inspection and review to be covered under CONSTRUCTION PERMITS/PLAN REVIEW	
Freestanding and Projecting Signs (per sq. ft.)45
All Other Signs (per sq. ft.)35
Temporary Signs (initial cost)	10.00
Billboards (require planning conditional use approval)	50.00

EXPLANATION: Free-standing signs that are structurally engineered require building to expend more staff time in both inspection and plan review. Under the proposed fee, a sign permit application that doesn't require a structural review will not cost anymore than it does currently.

MISCELLANEOUS INSPECTIONS (minimum \$35.00)

Investigation Fees: Costs for additional inspections/review required for investigations needed by the Building Official shall be recovered at cost plus 30% overhead. These activities may include but not limited to actions necessary to issue a new or revised Certificate of Occupancy or costs associated with third party review, etc.

***EXPLANATION:** This provides building the ability to assist citizens with requests outside of the function of a building permit. An owner that needs an updated Certificate of Occupancy in order that they may obtain a loan is an example. This will provide us with a cost recovery so we can provide this service.*

8. ELECTRICAL PERMITS:

RESIDENTIAL PER UNIT:

1000 sq. ft. or less	\$85.00	*4
Each additional 500 sq. ft. or portion of	\$15.00	
Limited Energy	\$20.00	
Each manhome/modular service/feeder	\$40.00	*2

SERVICES OR FEEDERS :

No circuits included

Installation, Alteration or Relocation		
200 Amps or less	\$ 50.00	*2
201 to 400 Amps	\$60.00	*2
401 to 600 Amps	\$80.00	*2
601 to 1000 Amps	\$130.00	*2
Over 1000 Amps or Volts	\$300.00	*2
Reconnect Only	\$35.00	*2

TEMPORARY SERVICES OR FEEDERS:

Installation, Alterations, or Relocation

200 Amps or less	\$ 35.00	*2
201 to 400 Amps	\$40.00	*2
401 to 600 Amps	\$80.00	*2
Over 600 Amps or 1000 Volts	see "above fee"	

BRANCH CIRCUITS:

New, Alteration, or Extension Per Panel

Branch Circuits with purchase of service or feeder fee	\$2.00 each	*2
Branch Circuits without purchase of service or feeder fee	\$35.00 1st ont	*2
Each additional	\$2.00	*2

MISCELLANEOUS:

Service or Feeder NOT Included

Pump or Irrigation Circle	\$36.00	*2
Sign or Outline Lighting	\$36.00	*2
Signal Circuits or a limited energy panel, alteration/extensions	\$36.00	*2

ADDITIONAL INSPECTION FEES OVER THE ALLOWABLE IN ANY OF THE ABOVE:

Per Inspection	\$35.00
Miscellaneous hourly fee for inspections and industrial plant inspections	\$55.00

PLUS 5% STATE SURCHARGE ON ALL THE ABOVE

PLAN REVIEW FEE:

25% of residential per unit section total if required (see permit).

*Number of inspections allowed per permit.