

RESOLUTION NO. 2802

A RESOLUTION OF THE CITY OF WILSONVILLE APPROVING BUILDING PERMIT FEE SCHEDULE, MECHANICAL PERMIT FEE SCHEDULE, AND PLUMBING PERMIT FEE SCHEDULE, AND REPEALING RESOLUTION NO. 2780.

WHEREAS, the City of Wilsonville (“City”) charges fees for building permits, mechanical permits, and plumbing permits, as well as fees for plan review; and

WHEREAS, the City previously maintained these fee schedules in Wilsonville Code Chapter 9 - Structures; and

WHEREAS, on December 16, 2019, the City Council adopted Ordinance No. 839 and Resolution Nos. 2779 and 2780, all of which became effective on January 1, 2020, to codify the City’s Building Code and associated permit fee schedules; and

WHEREAS, when the City Council adopted Resolution No. 2780, it adopted the permit fee schedules previously codified in Chapter 9 of the Wilsonville Code with the understanding that the City would undertake a review of the fees soon thereafter; and

WHEREAS, the City has not updated its permit fee schedules for permits since 2006; and

WHEREAS, expenditures have risen since the last permit fee increase, and revenues no longer positively support operations; and

WHEREAS, the City reviewed comparable jurisdictions and found that the City’s permit fees are below the majority of surrounding jurisdictions; and

WHEREAS, the City also reviewed Oregon Administrative Rules to ensure that its permit fee schedules are in alignment with state requirements; and

WHEREAS, the City engaged with the State Building Codes Division, local and statewide stakeholders, and held an open house regarding the proposed updates to the permit fee schedules.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The above findings are incorporated as if fully set forth herein.
2. The City Council of the City of Wilsonville hereby adopts Exhibits 1-3 as fees allowed under the new Wilsonville Code Chapter 9, Section 9.380, which fees will be effective on all applicable permits received on or after July 1, 2020.
3. Consumer Price Index Adjustment. The permit fee schedules shall be reviewed annually and if necessary, adjusted during the City’s budget approval process based

on the Bureau of Labor Statistics Consumer Price Index labeled “West – Size A CPI-W”, December-to-December annual change, or other index that replaces this index, unless other modifications are approved by the City Council.

4. This Resolution becomes effective on March 16, 2020.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 16th day of March, 2020, and filed with the Wilsonville City Recorder this date.


TIM KNAPP, MAYOR

ATTEST:


Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Knapp	<u>Yes</u>
Council President Akervall	<u>Yes</u>
Councilor Lehan	<u>Yes</u>
Councilor West	<u>Yes</u>
Councilor Linville	<u>Yes</u>

Exhibits:

1. Building Permit Fee Schedule
2. Mechanical Permit Fee Schedule
3. Plumbing Permit Fee Schedule

EXHIBIT 1

BUILDING PERMIT FEES

VALUATION – Commercial and Residential
<p>New Construction: Permit fees are based on the valuation of a project. Per OAR 918-050-0100, the valuation is the higher of:</p> <ol style="list-style-type: none"> 1. The valuation based on the International Code Council (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 2. The value stated by the applicant. <p>Alteration or Repair: Permit fees are calculated based on the fair market value of all construction work for which the permit is issued. A contractors bid may be required to confirm the valuation.</p> <p>Determination of Valuation: The determination of valuation shall be made by the Building Official. The valuation used in computing the permit fee and plan check fee shall be the total value of all project costs. Except as noted, project costs shall include the completion of an entire structure from start to finish including such items as structural, electrical, plumbing, mechanical, interior and exterior finish work, and normal site preparation. Valuation shall include the contractor's profit. Valuation shall not to include the cost of land or design work.</p> <p>Use the total value of construction work as determined above to calculate the Building Permit Fee below.</p>

RESIDENTIAL 1&2 FAMILY DWELLING PERMIT FEE TABLE (includes Townhouses)		
Valuation	CURRENT FEE	PROPOSED FEE
\$1 - \$500	\$48.20	\$40.00
\$501 - \$2,000	\$501-\$2,000 \$48.20 the first \$500, plus \$2.25 for each additional \$100 or fraction thereof, to and including \$2,000	\$501 - \$2,000 \$40.00 the first \$500, plus \$2.44 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$2,001 - \$25,000 \$81.95 the first \$2,000, plus \$8.98 for each additional \$1,000 or fraction thereof, to and including \$25,000	\$2,001 - \$25,000 \$88.92 the first \$2,000, plus \$9.75 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$25,001 - \$50,000 \$288.49 for the first \$25,000 plus \$6.74 for each additional \$1,000 or fraction thereof to and including \$50,000	\$25,001 - \$50,000 \$313.00 for the first \$25,000 plus \$7.30 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001 - \$100,000	\$50,001 - \$100,000 \$456.99 for the first \$50,000 plus \$4.49 for each additional \$1,000 or fraction thereof to and including \$100,000	\$50,001 - \$100,000 \$495.83 for the first \$50,000 plus \$4.88 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 and above	\$100,001 and above \$681.49 for the first \$100,000 plus \$3.75 for each additional \$1,000 or fraction thereof to and including \$100,000	\$100,001 and above \$739.42 for the first \$100,000 plus \$4.30 for each additional \$1,000 or fraction thereof

EXHIBIT 1

MULTI-FAMILY, COMMERCIAL, INDUSTRIAL PERMIT FEE TABLE		
Valuation	CURRENT FEE	PROPOSED FEE
\$1 - \$500	\$48.20	\$40.00
\$501 - \$2,000	\$501-\$2,000 \$48.20 the first \$500, plus \$2.54 for each additional \$100 or fraction thereof, to and including \$2,000	\$501 - \$2,000 \$40.00 the first \$500, plus \$2.76 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$2,001 - \$25,000 \$86.30 the first \$2,000, plus \$10.15 for each additional \$100 or fraction thereof, to and including \$25,000	\$2,001 - \$25,000 \$93.64 the first \$2,000, plus \$11.01 for each additional \$100 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$25,001 - \$50,000 \$319.75 for the first \$25,000 plus \$7.60 for each additional \$1,000 or fraction thereof to and including \$50,000	\$25,001 - \$50,000 \$346.93 for the first \$25,000 plus \$8.25 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001 - \$100,000	\$50,001 - \$100,000 \$509.75 for the first \$50,000 plus \$5.08 for each additional \$1,000 or fraction thereof to and including \$100,000	\$50,001 - \$100,000 \$553.08 for the first \$50,000 plus \$5.50 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 and above	\$100,001 and above \$763.75 for the first \$100,000 plus \$4.24 for each additional \$1,000 or fraction thereof to and including \$100,000	\$100,001 and above \$828.67 for the first \$100,000 plus \$4.60 for each additional \$1,000 or fraction thereof

OTHER BUILDING FEES	CURRENT FEE	PROPOSED FEE
Review Fees		
Structural Plan Review	65% of structural permit fee	100% of structural permit fee
Additional Plan Review*	\$51.30/hour	\$65.00/hour
*For consultation, coordination, and inquiries related to changes, additions, or revisions after initial application submittal.		
Fire Life Safety Plan Review	40% of structural permit fee	70% of structural permit fee
Deferred Submittal Plan Review Fee (per deferral) – in addition to project plan review fees	65% of the building permit fee calculated using the value of the deferred portion with a \$150.00 minimum	100% of the building permit fee calculated using the value of the deferred portion with a \$150.00 minimum
Phased Project Plan Review Fee (each phase) – in addition to project plan review fees	\$250.00 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1,500.00 per phase.	\$270.00 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1,500.00 per phase.
Seismic Hazard Plan Check Fee (authorized by ORS 455.447(3))	1% of total structure and mechanical specialty code fees for essential and hazardous facilities, and major and special occupancy structures.	1% of total structure and mechanical specialty code fees for essential and hazardous facilities, and major and special occupancy structures.

EXHIBIT 1

OTHER BUILDING FEES	CURRENT FEE	PROPOSED FEE
Processing fee for plans exempted from a plan review by OAR 918-480-0130	\$100.00	\$130.00
Grading Plan Review	Fee as per Building Permit Fee table by valuation.	Fee as per Building Permit Fee table by valuation.
<i>Other Fees</i>		
Minimum Permit Fee	\$48.20	\$40.00
Inspection outside of normal business hours, or investigation fees	\$51.30/hour (minimum of 2 hour)	\$65.00/hour (minimum of 2 hour)
Investigation Fee	\$102.60	\$65.00/hour (minimum of 2 hour)
Re-inspection Fee (each)	\$51.30	\$65.00/hour
Inspections for which no fee is specifically indicated	\$51.30/hour	\$65.00/hour
Structural demolition – complete demolition, not subject to State Surcharge	\$1.00 per square foot to determine valuation.	\$1.30 per square foot to determine valuation.
Structural alteration (not demo)	Fee as per Building Permit Fee table by valuation.	Fee as per Building Permit Fee table by valuation.
Solar Permit Non-Prescriptive System	Fee as per Building Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails and the cost of labor to install.	Fee as per Building Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails and the cost of labor to install.
Solar Permit Prescriptive Solar Installation	\$103.00 for installations falling under the Oregon Solar Installation Specialty Code	\$133.00 for installations falling under the Oregon Solar Installation Specialty Code
Manufactured Home Placement	\$169.30 + State Cabana Fee \$30.00	\$220.00 + Current State Cabana Fee
Grading Permit	Fee as per Building Permit Fee table by valuation.	Fee as per Building Permit Fee table by valuation.
Commercial Fire Suppression	Fee as per Building Permit Fee table by valuation.	Fee as per Building Permit Fee table by valuation.
Residential Fire Sprinkler System (Stand-Alone)	See Plumbing Fee Schedule	See Plumbing Fee Schedule
Research Fee	\$50.00/hour	\$65.00/hour
Temporary Certificate of Occupancy (TCO)	\$300.00	\$350.00
Certificate of Occupancy	\$100.00	\$130.00
Change of Use	\$100.00	\$130.00
<i>MANUFACTURED DWELLING/RV PARKS – AREA DEVELOPMENT PERMIT (ADP)</i>		
The Area Development Permit fee to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Park & Organizational Camp – and applying the valuation amount to the Commercial Building Permit Fee table included in this schedule.		

EXHIBIT 2

MECHANICAL PERMIT FEES

RESIDENTIAL FEE TYPE	CURRENT FEE	PROPOSED FEE
Air Conditioning Unit or Heat Pump	\$18.45	\$24.00
Alteration of existing HVAC System or Appliance	\$18.45	\$24.00
Boilers/Compressors	\$18.45	\$24.00
Fire/Smoke Dampers/Duct Smoke Detectors	\$13.85	\$18.00
Furnace Install/Replace (includes vent, liner, and ductwork)	\$23.05	\$30.00
Suspended, Recessed, and Floor Heaters	\$18.45	\$24.00
Vent for Appliance other than Furnace	\$13.85	\$18.00
Hydronic Systems or Refrigeration: Absorption Units/Chillers/Compressors	\$13.85	\$18.00
Dryer Exhaust	\$9.20	\$12.00
Hoods (Includes Fire Suppression and Exhaust Fans)	\$9.20	\$12.00
Exhaust System Apart from Heating or A/C (HRV, Radon, Whole House)	\$13.85	\$18.00
Gas fuel piping outlets	\$6.15 (1-4 Outlets) \$1.54 each additional outlet over four outlets	\$8.00 (1-4 Outlets) \$2.00 each additional outlet over four outlets
Fireplace, Insert, Wood/Pellet Stove, Gas Log/Log Lighter, BBQ (Includes chimney)	\$13.85	\$18.00
Other: Appliance, New	\$13.85	\$18.00

COMMERCIAL MECHANICAL FEES TABLE		
Valuation	CURRENT FEE	PROPOSED FEE
\$1.00 - \$2,000	\$61.55 Minimum	\$40.00 Minimum
\$2,001 - \$10,000	\$2,001-\$10,000 \$61.55 for the first \$2,000 plus \$1.23 for each additional \$100 or fraction thereof	\$2,001-\$10,000 \$40.00 for the first \$2,000 plus \$1.50 for each additional \$100 or fraction thereof
\$10,001 - \$100,000	\$10,001-\$100,000 \$123.05 for the first \$10,000 plus \$3.44 for each additional \$1,000 or fraction thereof	\$10,001-\$100,000 \$160.00 for the first \$10,000 plus \$4.50 for each additional \$1,000 or fraction thereof
\$100,001 - \$1,000,000	\$100,001-\$1,000,000 \$432.65 for the first \$100,000 plus \$1.54 for each additional \$1,000 or fraction thereof	\$100,001-\$1,000,000 \$565.00 for the first \$100,000 plus \$2.00 for each additional \$1,000 or fraction thereof
\$1,000,001 and above	\$1,000,001 and above \$1,818.65 for the first \$1,000,000 plus \$1.54 for each additional \$1,000 or fraction thereof	\$1,000,001 and above \$2,365.00 for the first \$1,000,000 plus \$2.29 for each additional \$1,000 or fraction thereof

EXHIBIT 2

OTHER MECHANICAL FEES	CURRENT FEE	PROPOSED FEE
Mechanical Plan Review	25% of subtotal	55% of subtotal
State Surcharge	12% of subtotal (or current state rate)	12% of subtotal (or current state rate)
Additional Plan Review-per hour	\$51.30/hour	\$65.00/hour
Re-inspection – per each	\$51.30/hour	\$65.00/hour
Investigation Fee	\$102.60	\$65.00/hour (minimum of 2 hour)
Inspections made outside of normal business hours	\$51.30/hour with 2 hour minimum charge	\$65.00/hour with 2 hour minimum charge
Inspections for which no fee is specifically indicated – per each (as required)	\$51.30/hour	\$65.00/hour
Minimum Permit Fee	\$61.55	\$40.00

EXHIBIT 3

PLUMBING PERMIT FEES

COMMERCIAL AND RESIDENTIAL PLUMBING FEES	CURRENT FEE	PROPOSED FEE
New 1 & 2 Family Dwelling Unit: <i>(Per OAR 918-050-0100: New construction includes 1 bathroom/1 kitchen plus the first 100 feet each of water and sewer lines, hose bibs, ice maker, underfloor low-point drains and rain-drain packages including piping, gutters, downspouts and perimeter system) (Does not include any storm water retention/detention facility, irrigation system, fire suppression system, or additional piping beyond the first 100 feet as noted above)</i>		
Single Family Dwelling (1) Bath	\$256.60	\$330.00
Single Family Dwelling (2) Bath	\$311.65	\$405.00
Single Family Dwelling (3) Bath	\$348.80	\$455.00
Each Additional: (1/2) Bath , Full Bath, or Kitchen	\$125.00	\$160.00
Additions, alterations or repairs: Shall be calculated based on the number of fixtures, appurtenances, and piping with a set minimum fee. Re-pipe fee is per schedule below.		
SITE UTILITIES		
Each water, sewer, storm line or private storm drainage system exceeding 100 feet		\$150.00
Standalone systems: Each new or additional water, sewer, storm line or private storm drainage system	\$50.80 (per 100 ft)	\$150.00
Each repair, replacement, or alteration of water service, sanitary sewer or storm line	\$50.80 (per 100 ft)	\$65.00
Manufactured home space (when exterior utilities exceed 30 feet)	\$50.80	\$65.00
FIXTURES – FEE PER EACH		
Interior Plumbing Fixture, Primer, Trap, Drain	\$14.90 each	\$20.00
Water Heater	\$14.90 each	\$20.00
Re-piping	\$14.90 each	\$40.00 per 4 fixtures
Exterior Plumbing Fixture or Site Utility:	\$14.90 each	\$20.00
Backflow Device (includes first 10 feet of water service)	\$14.90 each	\$20.00
Backwater valve	\$14.90 each	\$20.00
Catch basin, French drain, or area drain	\$14.90 each	\$20.00
Ejectors/sump pump	\$14.90 each	\$20.00
Fixture cap	\$14.90 each	\$20.00
Manhole	\$14.90 each	\$20.00
Stormwater retention/detention tank/facility	\$14.90 each	\$20.00
Pressure Reducing Valve (PRV)	\$14.90 each	\$20.00
Interceptor/grease trap	\$14.90 each	\$20.00
Other – plumbing	\$14.90 each	\$20.00

EXHIBIT 3

MEDICAL GAS – fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures and appliances		
Valuation	Current	Proposed
\$1.00 - \$500	Minimum Fee \$123.00	Minimum Fee \$160.00
\$501 - \$10,000	\$5,001-\$10,000 \$123.00 for the first \$5,000 and \$2.55 for each additional \$100, or fraction thereof, to and including \$10,000	\$501-\$10,000 \$160.00 for the first \$500 and \$1.76 for each additional \$100, or fraction thereof, to and including \$10,000
\$10,001 - \$25,000	\$10,001-\$25,000 \$250.50 for the first \$10,000 and \$2.55 for each additional \$100 or fraction thereof, to and including \$25,000	\$10,001-\$25,000 \$326.75 for the first \$10,000 and \$3.32 for each additional \$100 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$25,001-\$50,000 \$633.85 for the first \$25,000 and \$2.46 for each additional \$100 or fraction thereof, to and including \$50,000	\$25,001-\$50,000 \$825.20 for the first \$25,000 and \$3.24 for each additional \$100 or fraction thereof, to and including \$50,000
\$50,001 and up	\$50,001 and above \$1,257.25 for the first \$50,000 and \$2.05 for each additional \$100 or fraction thereof	\$50,001 and above \$1,635.20 for the first \$50,000 and \$2.67 for each additional \$100 or fraction thereof

RESIDENTIAL FIRE SUPPRESSION – Standalone or Multipurpose System		
Square Footage of Area to be Covered		
0 – 2000 sq ft	\$78.50	\$100.00
2001 – 3600 sq ft	\$101.00	\$130.00
3601 - 7200 sq ft	\$137.00	\$180.00
7201 sq ft and greater	\$173.00	\$225.00

OTHER PLUMBING FEES		
Plumbing Plan Review Commercial	25% of plumbing permit fee	55% of plumbing permit fee
State Surcharge	12% of subtotal (or current state rate)	12% of subtotal (or current state rate)
Additional Plan Review-per hour	\$51.30/hour	\$65.00/hour
Re-inspection – per each	\$51.30/hour	\$65.00/hour
Investigation Fee	\$102.60	\$65.00/hour (minimum of 2 hour)
Inspections made outside of normal business hours	\$51.30/hour with 2 hour minimum charge	\$65.00/hour with 2 hour minimum charge
Inspections for which no fee is specifically indicated – per each (as required)	\$51.30/hour	\$65.00/hour
Minimum Permit Fee	\$61.55	\$40.00