

CLATSOP COUNTY ADMINISTRATIVE POLICY AND PROCEDURE NO. A-9

SUBJECT: Fees and Charges for County Services

DATE: February 13, 1995

REVISED: February 2022

Adopted by Board Resolution June 8, 2022 Fees effective July 1, 2022

POLICY

This fee schedule has been authorized as provided by Section 1.04.040 of the Clatsop County code.

Any fee set by statute not appearing in this schedule may be subject to collection accordingly.

Technology Fee: All applications/permits/fees will be assessed a 3% technology fee.

E. COMMUNITY DEVELOPMENT - BUILDING CODES

Structural Permit Fees

Construction values shall include all labor and material, but shall exclude the cost of the land. This section covers Residential and Commercial Structural, Commercial Mechanical, Alarm, and Fire Suppression Systems. All structural permits use valuation as determined by the International Code Council Valuation Data Table current as of April 1 of each year, when applicable as per OAR 918-050-0000 and OAR 918-309-0020 through 0070. When permits are required Masonry fireplaces/chimneys, Fences, Poles (signs, lights, flags, foundation repairs, etc. require a structural permit by valuation.)

\$1 - \$500 \$119
\$501-\$2,000 \$119.00 for the first \$500 plus \$3.72 for each additional \$100, or fraction thereof
\$2,001-\$25,000 \$174.80 for the first \$2,000 plus \$14.85 for each additional \$1,000 or fraction thereof
\$25,001-\$50,000 \$516.35 for the first \$25,000 plus \$11.14 for each additional \$1,000 or fraction thereof
\$50,001-\$100,000 \$794.85 for the first \$50,000 plus \$7.45 for each additional \$1,000 or fraction thereof
\$100,001 & up... \$1167.35 for the first \$100,000 plus \$6.19 for each additional \$1,000 or fraction thereof

Moving structure permit, other than U-1..... \$583
Moving structure permit, U-1 and Uninhabitable \$292
Demolition permit residential – total structure (Not subject to state surcharge) \$119
Demolition permit commercial – total structure less than 4,000 SF (Not subject to state surcharge).. \$170
Demolition permit commercial – total structure larger than 4,000 SF (Not subject to state surcharge)
..... \$338
Re-Roof residential when a permit is required..... \$119
Re-Roof commercial..... current valuation table
Foundation only fee. Optional program when the division can accommodate \$327
This fee is per 1,000 SF of structure in addition to the building permit fee.

Fair Market Value: The Fair Market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish

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work, painting, roofing, electrical, plumbing, hvac, fire protection, and other permanent work or equipment, and contractor's profit.

Solar Structural Installation Permits

Solar Permit - Prescriptive Path System, fee includes plan review \$280

Solar Permit – Non-Prescriptive Path System. Fee as per Structural Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails and the cost of labor to install. Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.

Investigation Fees – Actual or average cost (whichever is higher) may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines. ORS 455.058

Investigation fee – at cost Actual cost as per the above

Investigation fee – hourly \$119 per hour, minimum three hours

Inspections – structural, outside normal business hours (2 hours minimum) \$119 per hour

Inspections – structural, for which no fee is specifically indicated (minimum charge 1 hour) \$119 per hour

Residential Fire Suppression Permit Fees – Standalone 13R, fee includes plan review.

(See Plumbing Fee section for Multi-purpose/Continuous Loop System 13D)

Square footage of the residential structure to be covered:

Up to 2,000 square feet \$550

2,001 – 3,600 square feet \$650

3,601 – 7,200 square feet \$800

Greater than 7,201 square feet \$950

Mechanical Permit Fees

Minimum Fee \$119

Air Handling Unit \$50 per appliance

Air Conditioning Unit \$60 per appliance

Alteration of Existing HVAC System \$50 per appliance

Heat Pump \$73 per appliance

Install/Replace Furnace \$73 per appliance

Install/replace/relocate heaters, suspended, wall or floor mounted \$60 per appliance

Vent for appliance other than furnace \$50 per appliance

Appliance vent \$50 per appliance

Dryer exhaust \$50 per appliance

Hood \$50 per appliance

Exhaust fan connected to a single duct \$30 per appliance

Gas Piping

1-4 outlets \$50

Each additional outlet \$10

Fireplace/Wood Stove \$50 per appliance

Whole-House Ventilation System \$50 per appliance

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Other \$50 per appliance

Investigation fee – Mechanical.See Structural – Investigation Fees

Inspections – mechanical, outside normal business hours (2 hours minimum)..... \$119 per hour

Inspections – mechanical, for which no fee is specifically indicated (minimum charge 1 hour).....\$119 per hour

Plumbing Permit Fees

One and Two Family Dwellings

1 Bathroom* \$400

2 Bathrooms* \$450

3 Bathrooms* \$500

Each additional bathroom, half bathroom exceeding 3 \$96

Each additional kitchen exceeding one.....\$50

Each additional 100 feet of sanitary, storm, and water service each or fraction thereof..... \$50

*Includes service one kitchen and first 100 feet of sanitary, storm and water service, hose bibbs, ice makers, underfloor low-point drain packages to include piping, gutters, downspouts, and perimeter system.

Plumbing Schedule-Existing Residential Additions/Remodels or Alterations

Residential Minimum Fee \$119

Plumbing fixtures, appliances, appurtenances (each) \$32

Water service, storm or sanitary sewer (first 100 feet)..... \$92

Each additional 100 feet of sanitary, storm and water or fraction thereof \$50

Plumbing Schedule-Commercial, Multi-Family and Industrial

New, additions, remodels, alterations

Commercial Minimum fee \$196

Plumbing fixtures, appliances, appurtenances (each) \$32

Water service, storm or sanitary sewer (first 100 feet)..... \$92

Each additional 100 feet of sanitary, storm and water service or fraction thereof \$50

Residential Fire Suppression Permit Fees - Multi-purpose/Continuous Loop System 13D, fee includes plan review.

Square footage of the residential structure to be covered:

Up to 2,000 square feet \$400

2,001 – 3,600 square feet \$450

3,601 – 7,200 square feet \$500

Greater than 7,200 square feet \$550

Rainwater Harvesting Systems

Total value of construction work to be performed

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\$1-500.....	\$119
\$501-\$2000	\$238
\$2001-\$5000	\$357
\$5001- and above	\$476

Medical Gas and Process Piping Permit Fees

\$1-5000	\$119
\$5001-10,000	\$119.00 for the first \$5000 plus \$3.58 for each additional \$100 or fraction thereof
\$10,001-100,000	\$298.00 for the first \$10,000 plus \$12.31 for each additional \$1,000 or fraction thereof
\$100,001 and above.....	\$1405.90 for the first \$25,000 plus \$8.71 for each additional \$1,000 or fraction thereof

Investigation fee – Plumbing	See Structural – Investigation Fees
Inspections – plumbing, outside normal business hours (2 hours minimum).....	\$119 per hour
Inspections – plumbing, for which no fee is specifically indicated (minimum charge 1 hour)	\$119 per hour

Manufactured Dwelling Placement Permit Fees

Placement (includes placement and concrete slab, runners or foundation when prescriptive, electrical feeder, plumbing connections and all cross-over connections, first 30 linear feet of site utilities.) New electrical services or additional branch circuits, and new plumbing-may require separate permits. All decks 30" or more above ground, carports, garages, porches, and patios are based on valuation and may also require separate permits. See Structural schedule by valuation for non-dwelling modular placements.

Single wide.....	\$321
Double wide.....	\$523
Triple wide	\$723
Earthquake resistant bracing system (when not part of original dwelling installation).....	\$245
Manufactured Dwelling cabana	See the Structural Schedule
State of Oregon Administration Fee	\$30

Investigation fee – Manufactured Home	See Structural – Investigation Fees
Inspections – Manufactured Home, outside normal business hours (2 hours minimum)	\$119 per hour
Inspections – Manufactured Home, for which no fee is specifically indicated (minimum charge 1 hour)	
.....	\$119 per hour

Manufactured or RV Park Development Permit Fees

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 and Organizational Camp and applying the valuation amount to the Structural Permit Fee table included in this schedule.

Electrical Permit Fees

New Construction

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Residential 1,000 square feet or less (includes service)	\$225
Each additional 500 square feet	\$63
Limited energy – new residential construction	\$72
Each manufactured home or modular dwelling service	\$119

Multi-family

New Multifamily Construction, fee for largest unit calculated using above sq. ft. rates-plus 50% of permit fee for each additional unit

Multifamily, new construction-Limited Energy System per floor.....	\$72
Multifamily, new construction-Protective Signaling-per floor.	\$72
Service or feeder (installation, alteration or relocations)	
200 amps or less	\$136
201 amps to 400 amps.....	\$180
401 to 600 amps	\$269
601 amps to 1000 amps.....	\$403
Over 1000 amps or volts	\$755
Reconnect only	\$150
Temporary service or feeder	
200 amps or less	\$119
201 amps to 400 amps.....	\$160
401 amps to 600 amps	\$225
601 amps to 1000 amps.....	\$403
Over 1000 amps	\$755
Branch Circuits (new, alteration or extension, per panel)	
Branch circuits with purchase of service or feeder	\$8 each
Branch Circuits <u>without</u> purchase of service or feeder	
First branch circuit.....	\$119
Each additional branch circuit.....	\$8 each
Miscellaneous (service or feeder not included)	
Each well pump and alarm or irrigation.....	\$119
Each sign or outline lighting.....	\$119
Commercial limited energy panel, alteration or extension	\$119
Additional inspection over the allowable	\$119

All Renewable Energy systems up to 25 KVA

Renewable energy 5 KVA or less.....	\$127
Renewable energy 5.01 KVA to 15 KVA	\$170
Renewable energy 15 .01 KVA to 25 KVA	\$258

Solar generation systems over 25 KVA

Each KVA 25.01 to 100 KVA	\$10
100.01 KVA and over.....	no additional fee

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Wind Generation systems over 25 KVA

25.01 to 50 KVA.....	\$383
50.01 to 100 KVA.....	\$716
Over 100.01 KVA	Use standard service and feeder fees above

Master electrical permit, initial set-up	\$236
Master electrical permit (Inspection per hour includes travel time, report time, one hour minimum)	\$119
Master electrical permit inspection cancellation without 24 hour notice	\$231

Investigation fee – electrical.....	See Structural – Investigation Fees
Inspections – electrical, outside normal business hours (2 hours minimum)	\$119 per hour
Inspections – electrical, for which no fee is specifically indicated (minimum charge 1 hour)	\$119 per hour

Plan Review Fees

Structural Plan.....	75% of building permit fee
Fire and Life Safety.....	50% of building permit fee
Electrical.....	75% of electrical permit fee
Mechanical.....	50% of mechanical permit fee
Plumbing	75% of plumbing permit fee
Medical Gas/Process Piping.....	75% of medical gas permit fee
Commercial Fire Protection and Prevention	75% of building permit fee
Manufactured Dwelling or RV Park.....	65% of building permit fee
Additional plan review when applicable-all trades, 30 minutes minimum	\$60

Expedited Plan Review. Structural, in addition to standard plan review fees – plan review services outside of normal time frames established, must be pre-approved, subject to availability and resources. 100% of standard plan review fee.

Deferred Submittal review fees. 65% of building permit based on the value of the deferred portion or system with a minimum of \$300. In addition to standard plan review fees.

Phased Construction Plan Review fees. Plan review fee based on a minimum phasing fee of \$353 plus 10% of the total project building permits not to exceed \$1,500 for each phase. In addition to standard plan review fees.

Miscellaneous Building Fees

Pre-application meeting for Tenant Improvement, as requested by applicant	\$119
Per meeting, not to exceed one hour, first meeting is at no charge. Additional meetings charged at \$119 per hour, for each staff member requested by applicant.	
Pre-application meeting for Commercial or Multi-Family projects as requested by applicant	\$119
Per meeting, not to exceed one hours, first meeting is at no charge. Additional meetings charged at \$119 per hour, for each staff member requested by applicant.	

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Temporary Certificate of Occupancy, Residential, Maximum 30 days per fee, maximum of three (No charge for permanent certificates)

1 st request	\$250
2 nd request.....	\$375
3 rd request	\$500

Temporary Certificate of Occupancy, Commercial, Maximum 30 days per fee, maximum of three (No charge for permanent certificates)

1st request	\$500
2 nd request	\$625
3 rd request	\$800

Change of Use or Change of Occupancy permit fee, when no structural work proposed \$250

Administrative Fees

Research Fee, per all disciplines, minimum 30 minutes..... \$60

Reproduction/Copy fees per page

8.5 x 11	\$0.25
11 x 17	\$1
Larger than 11 x 17	\$20

State Surcharge. All permits are subject to the current State of Oregon Surcharge..... 12%

Seismic Surcharge,1%

ORS 455.447 (3) For the purpose of defraying the cost of applying the regulations in subsection (2) of this section, there is hereby imposed a surcharge in the amount of one percent of the total fees collected under the structural and mechanical specialty codes for major structures and buildings that have been designated under subsection (5) of this section as Tsunami Risk Category III or IV for design, which fees are retained by the jurisdiction enforcing the particular specialty code as provided in ORS 455.150 or enforcing a building inspection program under ORS 455.148.

Agricultural Exempt Certificate..... \$30

Replacement of Electrical Label when requested \$119

Re-inspection fees each additional inspection over the allowable per all disciplines..... \$119

No-Sufficient Funds/Returned Check\$100

Permit Extensions – not subject to state surcharge

Extension of permits shall be requested in writing with justifiable cause demonstrated. Extension request must be received prior to the expiration date of the permits. No permit shall receive more than three extensions.

NOTE: It is not the responsibility of the Clatsop County Building Division to notify the permit holder of expiration dates.

One and Two-Family Dwelling permit extension fee (Includes s/m/p/e)

1 st request.....	No Fee
2 nd request.....	\$238

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3 rd request	\$357
Multi-Family Dwelling (Each code discipline)	
1 st request.....	No Fee
2 nd request.....	\$238
3 rd request	\$357
Commercial permit extension fee (Each code discipline)	
1 st request.....	No Fee
2 nd request.....	\$238
3 rd request	\$357

Reinstatement of Expired Permits – subject to state surcharge

Expired permits not more than 12 months past their expiration date-(Each code discipline).....	\$119
Expired permits over one year past their expiration date.....	New application with current valuation
Expired permits lacking only final inspection (Each code discipline).....	\$119
In the event the governing code has been updated, additional cost and requirements necessary.	