

Executive Order
Building Division Fee Schedules Inflation Adjustment

No. 35
May 10, 2013

PURPOSE

Municipal Code 14.05.270 authorizes the city manager to amend the Building Division fee schedules by executive order to reflect changes in the Consumer Price Index (CPI).

The Building Division fee schedules were last modified for inflation by the City Manager, November 2011.

The CPI has risen 1.7 percent since the last inflation adjustment (from November, 2011, CPI of 228.8 to January, 2013, CPI of 232.8).

The City desires to establish a new minimum fee of \$76.28 and adjust fees as needed to accommodate minimum fee to accurately reflect the costs of processing permits.

EXECUTIVE ORDER

1.1 The Newberg Building Division fee schedules shall be revised to the new fees shown in Exhibit "A", which represents a 1.7 percent increase and/or new minimum fees of \$76.28 from the January 2011, fee schedule, as shown in Exhibit "B".

APPLICABILITY

2.1 This Executive Order applies to any application submitted after May 10, 2013, at 5:00 p.m., and any building permit issued after June 28, 2013, at 5:00p.m.

OTHER EXPLANATION

3.1 Exhibit "A": Revised Building Division Fee Schedules Effective May 13, 2013.

3.2 Exhibit "B": Previous Building Division Fee Schedules Effective April 1, 2012.

DATED this 10th day of May, 2013.



Daniel Danicic
City Manager

EXHIBIT "A" – Revised Fee Schedule

BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1 - \$500	\$76.28
\$501 - \$2,000	\$76.28 for the first \$500 plus \$1.50 for each add'l \$100.00 or fraction thereof, to and including \$2,000.
\$2001 - \$25,000	\$98.78 for the first \$2,000 plus \$7.80 for each add'l \$1,000.00 or fraction thereof, to and including \$25,000.
\$25,001 - \$50,000	\$278.18 for the first \$25,000 plus \$5.85 for each add'l \$1,000.00 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$424.43 for the first \$50,000 plus \$3.90 for each add'l \$1,000.00 or fraction thereof, to and including \$100,000.
\$100,001 and above	\$619.43 for the first \$100,000, plus \$3.25 for each additional \$1,000.00 or fraction thereof.

Other Inspections and Fees:	
1. Inspections outside of normal business hours \$76.28 per hour (minimum charge - two hours).	State surcharge is 12% of the building permit fee. Plan review fee is 70% of the building permit fee.
2. Reinspection fees assessed under provisions of Section 108.8 – \$76.28 each.	Fire and Life Safety review is 45% of the building permit fee.
3. Inspections for which no fee is specifically indicated \$76.28 per hour.	The determination of value or valuation under any of the provisions of this code shall be made by the Building Official. The value shall be the estimated amount from the City of Newberg Building Valuation Data table or the estimated value including all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment, whichever is greater.
4. Additional plan review required by changes, additions or revisions to approved plans \$76.28 per hour.	
5. Deferred submittal \$76.28 per hour (minimum charge - two hours).	
6. Phased permitting plan review will be according to chart, see page 15.	
7. Occupancy change permit \$76.28 per hour.	
8. Demolition permit \$76.28 flat fee.	

SQUARE FOOT CONSTRUCTION COSTS

Group	(International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
U	Carports, open	18.74	18.74	18.74	18.74	18.74	18.74	18.74	18.74	18.74
U	Decks, uncovered	21.41	21.41	21.41	21.41	21.41	21.41	21.41	21.41	21.41
	Equipment air conditioning, commercial	4.61	4.61	4.61	4.61	4.61	4.61	4.61	4.61	4.61
	Equipment air conditioning, residential	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83
	Sprinkler systems	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85

GRADING PERMIT FEES

GRADING PERMIT FEES*	
0 - 50 cubic yards	No permit required
51 - 100 cubic yards	\$76.28
101 - 1,000 cubic yards	\$76.28 for the first 100 cubic yards plus \$21.68 for each additional 100 cubic yards or fraction thereof.
1,001 - 10,000 cubic yards	\$271.40 for the first 1,000 cubic yards plus \$29.48 for each additional 1,000 cubic yards or fraction thereof.
10,001 - 100,000 cubic yards	\$536.72 for the first 10,000 cubic yards plus \$82.10 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards and above	\$1,275.62 for the first 100,000 cubic yards plus \$45.23 for each additional 10,000 cubic yards or fraction thereof.

*The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

Plan review fee 70% of the grading permit fee

EXHIBIT "A" – Revised Fee Schedule

NEW MANUFACTURED PARK PERMIT FEES

MANUFACTURED DWELLING PARK PERMIT FEE TABLE 1

TOTAL VALUATION	FEE
\$1 - \$500	\$15.00
\$501 - \$2,000	\$15.00 for the first \$500 plus \$1.50 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 - \$25,000	\$45.00 for the first \$2,000 plus \$9.00 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001 - \$50,000	\$252.00 for the first \$25,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$414.50 for the first \$50,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$639.50 for the first \$100,000 plus \$3.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$2,039.50 for the first \$500,000 plus \$2.00 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 and above	\$3,539.50 for the first \$1,000,000 plus \$2.00 for each additional \$1,000 or fraction thereof.

MANUFACTURED DWELLING PARK VALUATION TABLE 2

PARK CLASS	SPACES PER ACRE									
	4	5	6	7	8	9	10	11	12	
A	16443.61	15373.56	14481.86	13768.49	13055.13	12520.10	12163.42	11985.08	11806.74	
B	15337.34	14267.29	13375.58	12662.22	11948.86	11413.83	11057.15	10878.81	10600.15	
C	14802.31	14010.92	12840.56	12127.20	11895.91	10878.81	10522.13	10343.78	10165.44	

NOTES

1. TABLE No. 2 is based on the 1990 evaluation for Mobile Home Parks published by the Oregon Dept. of Revenue.
2. Deduct 10% from the valuation of parks constructed East of the Cascade Summit.
3. "Class A" parks contain paved streets, curbs and sidewalks.
4. "Class B" parks contain paved streets, no curbs and no sidewalks.
5. "Class C" parks contain no paved streets, no curbs but have sidewalks on one side of each street.
6. When a park contains spaces in more than one class, figure the spaces in each class; then add them together to obtain the total valuation for the park.

NOTE: The Area Development Permit does not include permits or related fees for buildings, manufactured dwelling installations, accessory buildings or structures, mechanical, plumbing or electrical systems, boiler, or elevated or permits required by other agencies.

See Oregon Administrative Rule (OAR) 918-600-030 for plan review and inspection fees based on this valuation.

FORMULA FOR MANUFACTURED DWELLING PARK PERMIT AND PLAN REVIEW FEE

1. Square feet of area being developed ÷ 43,560 = no. of acres
2. Number of spaces ÷ number of acres = valuation in table 2
3. Valuation in table 2 × number of spaces = permit fee in table 1
4. The permit fee is taken from table 1
5. The plan review fee is 70% of the permit fee
6. The state surcharge fee is 12% of the permit fee

MANUFACTURED BUILDING PERMIT FEES

MANUFACTURED BUILDING FEES – includes concrete slab, runners, or foundation when prescriptive. The cost does not include: a garage, carport, deck (over 30 inches), stairs (over 30 inches), or shed (over 200 square feet) or plumbing for sewer, water and rain drains (over 30 feet).

Manufactured Building In A Park: **\$535.00** (construction excise tax not included)

\$450.89 (base fee) + \$30.00 (state admin fee) + \$54.11 (12% state surcharge) + (\$1.00 per sq ft / construction excise tax – applicable only for new manufactured parks)

Manufactured Building Elsewhere: **\$659.13** (construction excise tax not included)

\$561.72 (base fee) + \$30.00 (state admin fee) + \$67.41 (12% state surcharge) + \$1.00 per sq ft residential / \$.50 sq. ft. commercial / construction excise tax

EXHIBIT "B" – Previous Fee Schedules

BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1 - \$500	\$75.00
\$501 - \$2,000	\$75.00 for the first \$500 plus \$1.50 for each add'l \$100.00 or fraction thereof, to and including \$2,000.
\$2001 - \$25,000	\$97.50 for the first \$2,000 plus \$7.80 for each add'l \$1,000.00 or fraction thereof, to and including \$25,000.
\$25,001 - \$50,000	\$276.90 for the first \$25,000 plus \$5.85 for each add'l \$1,000.00 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$423.15 for the first \$50,000 plus \$3.90 for each add'l \$1,000.00 or fraction thereof, to and including \$100,000.
\$100,001 and above	\$618.15 for the first \$100,000, plus \$3.25 for each additional \$1,000.00 or fraction thereof.

Other Inspections and Fees:	
1. Inspections outside of normal business hours \$75.00 per hour (minimum charge - two hours)	State surcharge is 12% of the building permit fee. Plan review fee is 70% of the building permit fee. Fire and Life Safety review is 45% of the building permit fee.
2. Reinspection fees assessed under provisions of Section 108.8 – \$75.00 each	
3. Inspections for which no fee is specifically indicated \$75.00 per hour	
4. Additional plan review required by changes, additions or revisions to approved plans \$75.00 per hour	The determination of value or valuation under any of the provisions of this code shall be made by the Building Official. The value shall be the estimated amount from the City of Newberg Building Valuation Data table or the estimated value including all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment, whichever is greater.
5. Deferred Submittal \$75.00 per hour (minimum charge - two hours)	
6. Phased Permitting Plan Review will be according to chart, see page 15	

GRADING PERMIT FEES

GRADING PERMIT FEES*	
0 - 50 cubic yards	No permit required
51 - 100 cubic yards	\$75.00
101 - 1,000 cubic yards	\$75.00 for the first 100 cubic yards plus \$21.68 for each additional 100 cubic yards or fraction thereof.
1,001 - 10,000 cubic yards	\$270.12 for the first 1,000 cubic yards plus \$29.48 for each additional 1,000 cubic yards or fraction thereof.
10,001 - 100,000 cubic yards	\$535.44 for the first 10,000 cubic yards plus \$82.10 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards and above	\$1,274.34 for the first 100,000 cubic yards plus \$45.23 for each additional 10,000 cubic yards or fraction thereof.

*The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

Plan review fee 70% of the grading permit fee

NEW MANUFACTURED PARK PERMIT FEES

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\$25,001 - \$50,000	\$252.00 for the first \$25,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$414.50 for the first \$50,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$639.50 for the first \$100,000 plus \$3.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$2,039.50 for the first \$500,000 plus \$2.00 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 and above	\$3,539.50 for the first \$1,000,000 plus \$2.00 for each additional \$1,000 or fraction thereof.

MANUFACTURED DWELLING PARK VALUATION TABLE 2

PARK CLASS	SPACES PER ACRE								
	4	5	6	7	8	9	10	11	12
A	16168.74	15116.58	14239.78	13538.34	12836.90	12310.82	11960.10	11784.74	11609.38
B	15080.96	14028.80	13152.00	12450.56	11749.12	11223.04	10872.32	10696.96	10422.96
C	14554.88	13776.72	12625.92	11924.48	11697.06	10696.96	10346.24	10170.88	9995.52

- NOTES
1. TABLE No. 2 is based on the 1990 evaluation for Mobile Home Parks published by the Oregon Dept. of Revenue.
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Manufactured Building In A Park: **\$526.55** (construction excise tax not included)

\$443.35 (base fee) + \$30.00 (state admin fee) + \$53.20 (12% state surcharge) + (\$1.00 per sq ft / construction excise tax – applicable only for new manufactured parks)

Manufactured Building Elsewhere: **\$648.61** (construction excise tax not included)

\$552.33 (base fee) + \$30.00 (state admin fee) + \$66.28 (12% state surcharge) + \$1.00 per sq ft residential / \$.50 sq. ft. commercial / construction excise tax