

**RESOLUTION TO AMEND FEES AND CHARGES )  
FOR ADMINISTRATION AND ENFORCEMENT OF )  
THE BUILDING CODE PROGRAM**

**RESOLUTION NO. 2024-11**

**WHEREAS**, Oregon Revised Statutes (ORS) 455.210(3) allows the City to adopt fees necessary and reasonable to provide for the administration and enforcement of the building code program; and

**WHEREAS**, ORS 455.210(3) requires notice to be provided to the Building Codes Division of the proposed adoption of a new or increased fee; and

**WHEREAS**, the City Manager has caused a review of City Building fees and charges in order to recover all reasonable fees calculated to reimburse the City of the actual cost of administering and enforcing the building code program and recommends such adjustments to City Council; and

**NOW, THEREFORE**, be it resolved by the Council of the City of Lebanon as follows:

**SECTION 1:**

The following fees amendment attached hereto as EXHIBIT A and incorporated herein by the reference are adopted by the City and shall become effective upon its passage.

**SECTION 2:**

The City Council hereby determines that the fees, rates, and charges hereby adopted are not subject to the limits of Section 11 or 11b, Article XI of the Oregon Constitution.

Passed by the Lebanon City Council and executed by the Mayor on this 8<sup>th</sup> day of May 2024 by a vote of \_\_\_ yeas and \_\_\_ nays.

CITY OF LEBANON, OREGON

Kenneth E. Jackola, Mayor	<input type="checkbox"/>
Michelle Steinhebel, Council President	<input type="checkbox"/>

ATTESTED:

\_\_\_\_\_  
Julie Fisher, CMC, City Recorder

## EXHIBIT A

Type of Fee	Fee
<b>PLAN REVIEW</b>	
Additional Plan Review (required by changes, additions or revisions - all disciplines)	<del>\$90</del> \$130 per hour (min ½ hour)
Deferred Submittal	65% of the building permit fee calculated using the valuation of the deferred portion with a <del>\$100</del> \$275 min
Fire Life Safety Review (as required by ORS 479.155)	40% of building permit fee
Mechanical	25% of mechanical permit fee
Phased Project	<del>\$100</del> \$275 minimum for each phase plus 10% of the total project fee not to exceed \$1,500 per phase
Plumbing (required for complex structures as defined by OAR 918.780)	40% of plumbing permit fee
Master Plan	50% of calculated plan review fee
Structural	65% of building permit fee
<b>INSPECTIONS – All Disciplines</b>	
Inspections outside of normal business hours	<del>\$90</del> \$130 per hour
Reinspection	<del>\$90</del> \$130 per each
Each Additional Inspection, above allowable	<del>\$90</del> \$130 per each
Investigation Fee	<del>\$90</del> \$130 per hour
Inspections for which no fee is specifically indicated	<del>\$90</del> \$130 per hour
<b>OTHER FEES</b>	
Appeal Fee	<del>\$75</del> \$150
Demolition Fee	<del>\$50</del> Valuation Table (min \$200)
Permit Extension	\$50
Manufactured Dwelling Placement Permit*	<del>\$305</del> \$400
Manufactured Dwelling State Fee (rate defined by state)	\$30
Manufactured Dwelling & RV Park Development	See Notes*
Permit Reinstatement Fee	\$100
Solar Installation (prescriptive)*	<del>\$200</del> \$250
Solar Installation (non-prescriptive)*	See Valuation Data Table (min \$250)
State Surcharge (structural, fire, mechanical, plumbing, solar fees) (rate defined by state)	12%
<b>VALUATION DATA TABLE</b> (Per OAR 918-050-0100 permits use valuation as determined by ICC Valuation Table current as of April 1 of each year)	
Commercial Fire Suppression – Alarms/Sprinkler, Commercial Mechanical, Commercial Plumbing Medical Gas, Commercial Structural, Residential Structural & Solar Permit – Prescriptive Path System*	
\$1 to <del>\$500</del> \$2,000	<del>\$50</del> \$95 (minimum fee)
<del>\$501</del> to \$2,000	<del>\$50 for the first \$500, plus \$1.50 for each additional \$100 or fraction thereof to and including \$2,000</del>
\$2,001 to \$25,000	<del>\$72.50</del> \$95 for the first \$2,000, plus <del>\$8</del> \$12 for each additional \$1,000 or fraction thereof to and including \$25,000
\$25,001 to \$50,000	<del>\$256.50</del> \$371 for the first \$25,000, plus <del>\$7</del> \$10 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001 to \$100,000	<del>\$431.50</del> \$621 for the first \$50,000, plus <del>\$5</del> \$6 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 and up	<del>\$681.50</del> \$921 for the first \$100,000, plus <del>\$4</del> \$5 for each additional \$1,000 or fraction thereof
Structural permits required by the state building code for retaining walls, decks, fences, accessory structures, etc. use Valuation Data Table	

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<b>RESIDENTIAL FIRE SPRINKLERS</b> standalone System, fee includes plan review (See Plumbing Fee Section for Continuous Loop/Multipurpose System)	
0 to 2,000 square feet	<del>\$100</del> \$200
2,001 to 3,600 square feet	<del>\$200</del> \$275
3,601 to 7,200 square feet	<del>\$300</del> \$350
7,201 square feet and greater	<del>\$400</del> \$425
<b>PLUMBING</b>	
Minimum Plumbing Fee (commercial and residential)	<del>\$60</del> \$95
<b>SITE UTILITIES – Water, Sanitary Sewer and Storm Drain Lines</b> (commercial & residential)	
First 100' or fraction thereof	<del>\$60</del> \$95
Each Additional 100' or fraction thereof	<del>\$35</del> \$75
<b>Site Utility Connections in Manufactured Dwelling Parks</b>	\$95
<small>RESIDENTIAL - Includes the first 100' of site utilities – water, sewer, storm (includes rain, footing and trench), hose bibs, icemakers, underfloor low-point drains, rain drain packages that include the piping, gutters, downspouts and perimeter system. Half bath counted as whole.</small>	
One & Two Family – 1 bath and 1 kitchen	<del>\$300</del> \$450
One & Two Family – 2 bath and 1 kitchen	<del>\$375</del> \$525
One & Two Family – 3 bath and 1 kitchen	<del>\$450</del> \$600
Each additional bath > 3 and / or kitchen > 1	<del>\$70</del> \$100
Each additional 100' or fraction thereof of site utilities (first 100 ft included in bathroom and/or kitchen fee)	<del>\$35</del> \$75
<b>MISCELLANEOUS PLUMBING FEES</b> (Commercial & Residential)	
Individual Fixtures (See Attachment A)	<del>\$20</del> \$25 each
<b>MEDICAL GAS PIPING</b>	
\$1 to \$2,000	\$150 (minimum fee)
\$2,001 to \$25,000	\$150 for the first \$2,000, plus \$15 for each additional \$1,000 or fraction thereof to and including \$25,000
\$25,001 to \$100,000	\$495 for the first \$25,000, plus \$10 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 and above	\$1,245 for the first \$100,000, plus \$7 for each additional \$1,000 or fraction thereof
<b>MECHANICAL</b>	
Minimum Mechanical Fee (commercial and residential)	<del>\$60</del> \$95
<b>COMMERCIAL</b>	
Fees based on valuation of mechanical system and installation	See Valuation Data Table
<b>RESIDENTIAL</b>	
Furnaces greater than 100000 BTU, Furnace up to 100000 BTU, Range Hood and Wood/Pellet Stove	<del>\$20</del> \$50 each
Other Mechanical Appliances (See Attachment A)	<del>\$20</del> \$25 each

## EXHIBIT A

### \*Manufactured Dwelling & RV Park Development

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 Table 1 as referenced for each.

### \*Manufactured Dwelling Placement Permits

Includes concrete slab, runners or foundations that are prescriptive, electrical feeder and plumbing connections and all cross-over connections and up to 30 lineal feet of site utilities. Decks, other accessory structures, and foundations that are not prescriptive, utility connections beyond 30 lineal feet, new electrical services or additional branch circuits, and new plumbing – may require separate permits. All decks 30" above ground, carports, garages, porches, and patios are based on valuation and may also require separate permits. See Valuation Data Table for non-dwelling modular placements.

### \*Solar (prescriptive and non-prescriptive)

Includes the solar panels, racking, mounting elements, rails and cost of labor to install. Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.

### \*Technology Fee

1% of all permit fees (does not include fire life safety, inspection, plan review, or state fees)

### \*Cost of Living Fee

All fees shall be automatically adjusted each July 1<sup>st</sup>, beginning July 1, 2025, based on the percentage change in the Construction Cost Index published the preceding June of each year.

## EXHIBIT A

### Attachment A

Individual Plumbing Fixtures	
Absorption valve	Repiping / retrofit water supply (per fixture)
Backflow preventer	Sink/basin/lavatory
Backwater valve	Stormwater retention/detention tank/facility
Catch basin or area drain	Swimming pool piping
Clothes washer	Trench drain
Dishwasher	Tub/shower/shower pan
Drinking fountain	Urinal
Ejectors/sump pump	Water closet
Expansion tank	Water heater
Fixture cap	Other – plumbing
Floor drain/floor sink/hub drain	Alternate potable water heating system
Garbage disposal	Interceptor/grease trap
Hose bib	Manholes
Ice maker	Roof drain (commercial)
Primer	
Other Mechanical Appliances	
Air conditioner	Heat Pump
Air handling unit of up to 10000 cfm	Hood served by mechanical exhaust, including ducts for hood
Air handling unit 10001 cfm and over	Hydronic hot water system
Appliance of piece of equipment regulated by code but no classified in other appliance categories	Installation or relocation domestic/type incinerator
Attic or crawl space fans	Mini split system
Chimney/liner/flue/vent	Oil tank/gas diesel generators
Clothes dryer exhaust	Pool or spa heater, kiln
Decorative gas fireplace	Repair, alteration, or addition to mechanical appliance including installation of controls
Ductwork only	Suspended heater, recessed wall heater, or floor mounted heater
Evaporative cooler other than portable	Ventilation fan connected to single duct
Floor furnace, including vent	Ventilation system not a portion of heating or air-conditioning system authorized by permit
Flue vent for water heater or gas fireplace	Water heater
Furnace/burner including duct work/vent/liner	Other fuel appliance
Gas Piping (each or 1-4 plus each additional outlet)	Other environment exhaust/ventilation