



265 Strand Street, St. Helens, OR 97051
Phone: (503) 397-6272 Fax: (503) 397-4016
www.sthelensoregon.gov

Greetings Council,

We are pleased to present this semiannual Building Division report. This report will highlight some of the milestones we have crossed in this last term, look at what to expect in the next term and provide permit statistics.

Building Program

Permit Activity

The Building Division, which was comprised of 3.4 FTE's, has issued 236 permits from Jan 1st, 2023, to June 30th, 2023. Within this term 118 Plan Reviews and 1491 inspections were performed. Please note, that this does not reflect all the reviews or inspections performed by all departments regarding building permits, see attached reports for more information.

John Hick has resigned from his position as inspector as of June 23rd. We are now completing our workloads with 2.4 FTE's. It has been discussed that the position will remain vacant at this time, as we maintain service levels with our current staff and through the IGA we have with Columbia County. However, we will keep a close watch on these workloads and service levels to avoid the level of frustration our stakeholders experienced prior hiring an inspector in 2021.

Inter-Governmental Agreements

The City's Building Division maintains Inter-Governmental Agreements with Columbia City and Columbia County. With Columbia City, we provide building code administration services to support their program. Our IGA with Columbia County is reciprocal in that either party can request plan review or inspection services based on the needs of the requesting jurisdictions.

Columbia City Permitting Data:

Permits issued = 37
Completed Columbia City Inspections = 90
Completed Columbia City Plan Reviews = 13
Total Invoiced Revenue = \$11,341.29

Columbia County Permitting Data:

Columbia County Completed St. Helens Inspection = 69
Columbia County Completed St. Helens Plan Review = 5
Total Invoiced Expenditure = \$2,820



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Oregon State Building Codes Division Update

The Building Codes Division (BCD) adopts, amends, and interprets specialty codes that make up the Oregon State Building Code. The division delegates authority to the city of St. Helens to administer each code through specialized code programs. This portion of the report is to provide news and updates as they relate to BCD.

The 2022 Oregon Structural Specialty Code (OSSC) and the 2022 Oregon Mechanical Specialty Code (OMSC) adopted in Oct of 2022 became enforceable as of April 1, 2023. Part of the code adoption process includes mandatory training to maintain the required inspector certifications from the State. We successfully completed the training for the OSSC and OMSC and renewed our Oregon Inspector Certifications.

The Residential and Manufactured Structures Board has announced the beginning of the code adoption process for the Oregon Residential Specialty Code (ORSC). The anticipated effective date: Oct. 1, 2023. The next edition of the ORSC will be based on the following:

2021 International Residential Code (IRC)
Existing Oregon amendments in the 2021 ORSC
Public code amendment proposals

We have been talking about the Specialized Plumbing Inspector (SPI) course for a little over a year now. Thankfully it is scheduled to begin in August 2023. The SPI course explains the codes and processes for performing plumbing inspections on limited commercial plumbing installations covered by the Oregon Plumbing Specialty Code. The course addresses the various components of plumbing installations that are verified during the inspection pursuant to OAR 918-098-1570(1). We have had a seat secured since May of 2022. For various reasons the class was pushed and rescheduled. However, in March of 2023 the state revised the requirements to take the course. It now included applying for and passing a pre-exam required to be taken by Residential Plumbing Inspectors. The pre-exam was taken and passed on June 21st, which allows us to maintain a seat in the upcoming course. Obtaining this certification will allow the city to be less dependent on our IGA with Columbia County to perform these limited commercial plumbing installations.



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Projects

Here are some of the projects going on around the city:

St. Helens High School- Structural portion of the addition from building A and B are complete.

Broad Leaf Arbor Apartments- 4 building (3 residential and 1 commercial) have been obtained occupancy

John Gumm School – Plan review is complete.

Crooked Creek – Construction underway. Owner is making several major repairs to the building.

12th Street Mixed Used – Building frame is erected. MEP and site work being performed.

Burger King – Framing completed and approved.

Columbia Hills Retirement – Construction is underway. Building is dried in.

Sand Island – Framing of the cabins and picnic shelter is complete. Project has been paused as potable water and sanitation is being developed on the island.

What's Next

Beyond keeping up with daily services, in the second part 2023, I will be attending the SPI class 2 days a week for 12-14 weeks beginning in August.

Please let me know if you have any comments or questions.

Thank you

Michael De Roia
Building Official
City of St. Helens, OR
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Building Reviews Completed

CITY OF ST. HELENS

265 Strand St.

St. Helens, OR 97051

503-397-6272

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1/1/2023-6/30/2023

buildingsafety@sthelensoregon.gov

		Bird	Darroux	Davis	De Roia	Dimsho	Elder	Ford	Graichen	Hansen	Hicks	Sullivan	Underwood	Total
Commercial	Additional Review	2				19	1		2					24
	Building Review			2	54					1	19	1		77
	Fire Review				1									1
	Infrastructure Review						11						1	12
	Mechanical Review			1	3							1		5
	Planning Review			1		16			9					26
	Plumbing Review									4				4
	Site Review	6	1					2					1	10
	Total	8	1	4	58	35	12	2	11	5	19	2	2	159
Residential	Additional Review	2	4			1								7

		Bird	Darroux	Davis	De Roia	Dimsho	Elder	Ford	Graichen	Hansen	Hicks	Sullivan	Underwood	Total
Residential	Building Review				2						26	1		29
	Infrastructure Review						7							7
	Planning Review					17			2					19
	Plumbing Review			1										1
	Site Review	5	1										1	7
	Total	7	5	1	2	18	7		2		26	1	1	70
Total		15	6	5	60	53	19	2	13	5	45	3	3	229

PERMITS ISSUED SUMMARY

Report parameters:

Date start from 1/1/2023 to 6/30/2023

Minimum valuation is \$0.00

Record type	Permits issued	Fees paid	Job value
Residential Demolition	1	\$277.11	\$0.00
Commercial Plumbing	17	\$8,951.59	\$116,817.62
Commercial Alarm or Suppression Systems	17	\$8,460.24	\$264,379.13
Residential Site Development	1	\$146.44	\$0.00
Commercial Revision	3	\$201.21	\$0.00
Residential Mechanical	83	\$9,603.93	\$625,916.82
Commercial Structural	31	\$278,403.95	\$4,673,034.98
Commercial Mechanical	21	\$11,109.42	\$467,660.29
Commercial Deferred Submittal	9	\$2,994.39	\$302,681.00
Residential Plumbing	28	\$5,272.80	\$68,111.00
Residential 1 & 2 Fam Dwelling (New Only) Limited	1	\$26,399.13	\$242,840.41
Commercial Site Development	2	\$8,231.53	\$0.00
Residential Structural	22	\$16,979.14	\$790,350.68
<i>Overall summary</i>			
Total	236	\$377,030.88	\$7,551,791.93



3rd Party Provider Report

CITY OF COLUMBIA CITY
1840 Second Street
PO Box 189
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www.columbia-city.org

1/1/2023 00:00:00 - 6/30/2023 23:59:59

bldg@columbia-city.org

		Columbia City	St. Helens	Total
191-21-000010-MECH	State of Oregon Surcharge - Mech (12% of applicable fees)	\$-7.56		\$-7.56
	Technology Fee	\$-3.15		\$-3.15
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$10.71		\$10.71
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$0.63		\$0.63
	City Permit Administration Fee	\$5.25	\$15.75	\$21.00
	Technology Fee	\$4.73		\$4.73
	Mechanical permit reinstatement fee - enter permit amount	\$7.88	\$23.63	\$31.50
	Total	\$18.49	\$39.38	\$57.86
191-21-000070-STR	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$-71.75		\$-71.75
	Technology Fee	\$-30.86		\$-30.86
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$71.75		\$71.75
	Inspection for which no fee is specifically indicated - structural	\$7.72	\$23.15	\$30.86
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$11.63		\$11.63
	Inspection for which no fee is specifically indicated - structural	\$16.52	\$49.55	\$66.06
	Technology Fee	\$33.77		\$33.77
	Total	\$38.77	\$72.69	\$111.46
191-22-000101-MECH-01	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Clothes dryer exhaust	\$2.32	\$6.96	\$9.28
	Mini split system	\$3.10	\$9.29	\$12.39

		Columbia City	St. Helens	Total
191-22-000101-MECH-01	Technology Fee	\$0.79	\$2.36	\$3.15
	Ventilation fan connected to single duct	\$4.64	\$13.92	\$18.56
	Balance of minimum permit fees - mechanical	\$3.37	\$10.12	\$13.49
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Range hood/other kitchen equipment	\$2.32	\$6.96	\$9.28
	Total	\$34.60	\$81.11	\$115.71
191-22-000102-STR	Technology Fee	\$11.34	\$34.01	\$45.35
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$106.89		\$106.89
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Structural building permit fee	\$222.68	\$668.05	\$890.73
	Total	\$351.41	\$733.56	\$1,084.97
191-22-000103-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$45.15	\$135.44	\$180.58
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$434.72		\$434.72
	Commercial mechanical permit (based on mechanical job value)	\$905.67	\$2,717.01	\$3,622.68
	Total	\$1,396.04	\$2,883.95	\$4,279.98
191-23-000001-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Heat pump	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000002-STR	Structural plan review fee	\$59.50	\$178.49	\$237.98
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00

		Columbia City	St. Helens	Total
191-23-000002-STR	CET - St Helens SD 502 - Admin Fee - Res Use	\$8.35		\$8.35
	Technology Fee	\$4.85	\$14.54	\$19.38
	Land Use Plan Review - Residential	\$25.00		\$25.00
	CET - St Helens SD 502 - Res Use	\$200.45		\$200.45
	Structural building permit fee	\$91.53	\$274.60	\$366.13
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$43.94		\$43.94
	Technology Fee	\$-4.85	\$-14.54	\$-19.38
	Technology Fee	\$4.85	\$14.54	\$19.38
	CET - St Helens SD 502 - Res Use	\$16.70		\$16.70
	CET - St Helens SD 502 - Admin Fee - Res Use	\$9.05		\$9.05
	Total	\$469.86	\$499.12	\$968.98
191-23-000002-STR-REV-01	Technology Fee	\$0.72	\$2.15	\$2.87
	Structural - additional plan review per hour	\$23.94	\$71.82	\$95.76
	Total	\$24.66	\$73.97	\$98.63
191-23-000003-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000005-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39

		Columbia City	St. Helens	Total
191-23-000005-MECH	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000006-STR	Structural plan review fee	\$105.09	\$315.28	\$420.37
	Land Use Plan Review - Residential	\$25.00		\$25.00
	Technology Fee	\$8.32	\$24.95	\$33.27
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$77.61		\$77.61
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Structural building permit fee	\$161.68	\$485.05	\$646.73
	Total	\$388.20	\$856.78	\$1,244.98
191-23-000007-MECH	Air handling unit of up to 10,000 cfm	\$3.10	\$9.29	\$12.39
	Heat pump	\$3.10	\$9.29	\$12.39
	Technology Fee	\$0.79	\$2.36	\$3.15
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	\$38.22
	Total	\$34.60	\$81.11	\$115.71
191-23-000009-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Heat pump	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000010-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15

		Columbia City	St. Helens	Total
191-23-000010-MECH	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	\$38.22
	Air conditioner	\$3.10	\$9.29	\$12.39
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000011-INV	Structural investigation fee	\$62.50	\$187.50	\$250.00
	Technology Fee	\$1.88	\$5.63	\$7.50
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$30.00		\$30.00
	Total	\$94.38	\$193.13	\$287.50
191-23-000012-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$1.51	\$4.54	\$6.05
	Water closet	\$13.30	\$39.90	\$53.20
	Sink/basin/lavatory	\$13.30	\$39.90	\$53.20
	Tub/shower/shower pan	\$13.30	\$39.90	\$53.20
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$19.15		\$19.15
	Total	\$71.06	\$155.74	\$226.80
191-23-000013-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.39	\$37.17	\$49.56
	Gas fuel piping outlets	\$0.26	\$0.79	\$1.05
	Oil tank/gas/diesel generators	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000014-STR	Land Use Plan Review - Residential	\$25.00		\$25.00

		Columbia City	St. Helens	Total
191-23-000014-STR	Structural plan review fee	\$18.31	\$54.94	\$73.25
	Total	\$43.31	\$54.94	\$98.25
191-23-000015-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000016-DWL	Structural plan review fee	\$214.22	\$642.67	\$856.89
	Sanitary sewer - (New Res) Total linear feet	\$8.73	\$26.19	\$34.92
	Water service - (New Res) Total linear feet	\$8.73	\$26.19	\$34.92
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Clothes washer	\$6.65	\$19.95	\$26.60
	Dishwasher	\$6.65	\$19.95	\$26.60
	Sink/basin/lavatory	\$6.65	\$19.95	\$26.60
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$95.15		\$95.15
	Clothes dryer exhaust	\$2.32	\$6.96	\$9.28
	Range hood/other kitchen equipment	\$2.32	\$6.96	\$9.28
	Structural building permit fee	\$329.57	\$988.72	\$1,318.29
	Single Family Residence - Baths	\$160.82	\$482.47	\$643.29
	CET - St Helens SD 502 - Admin Fee - Res Use	\$43.44		\$43.44
	CET - St Helens SD 502 - Res Use	\$1,042.61		\$1,042.61
	SDC - Transportation - ADU	\$1,830.00		\$1,830.00
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56

		Columbia City	St. Helens	Total
191-23-000016-DWL	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$158.19		\$158.19
	Technology Fee	\$23.05	\$69.14	\$92.19
	SDC - Sewer 3/4 in meter - St Helens ADU	\$1,646.80		\$1,646.80
	SDC - Sewer 3/4 in meter - Columbia City ADU	\$649.20		\$649.20
	SDC - Water 3/4 in meter - ADU	\$1,716.80		\$1,716.80
	SDC - Storm Drainage - ADU	\$155.35		\$155.35
	SDC - Parks - ADU	\$807.57		\$807.57
	Ductwork – no appliance/fixture	\$3.10	\$9.29	\$12.39
	Balance of minimum permit fees - mechanical	\$4.92	\$14.75	\$19.66
	Mini split system	\$3.10	\$9.29	\$12.39
	Total	\$8,944.00	\$2,373.98	\$11,317.97
191-23-000017-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	\$36.40
	Backflow preventer	\$6.65	\$19.95	\$26.60
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000018-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Air conditioner	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000019-MECH	Commercial mechanical permit (based on mechanical job value)	\$29.11	\$87.34	\$116.45

		Columbia City	St. Helens	Total
191-23-000019-MECH	Mechanical plan review	\$18.92	\$56.77	\$75.69
	Technology Fee	\$1.76	\$5.27	\$7.02
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$13.97		\$13.97
	Total	\$74.26	\$180.87	\$255.13
191-23-000020-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$13.43	\$40.29	\$53.72
	Ventilation fan connected to single duct	\$2.32	\$6.96	\$9.28
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000021-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	\$38.22
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	Heat pump	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000022-MECH	Air conditioner	\$3.10	\$9.29	\$12.39
	Furnace/burner including duct work/vent/liner	\$3.10	\$9.29	\$12.39
	Technology Fee	\$0.79	\$2.36	\$3.15
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	\$38.22

		Columbia City	St. Helens	Total
191-23-000022-MECH	Total	\$34.60	\$81.11	\$115.71
191-23-000023-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$2.51	\$7.53	\$10.04
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$35.11		\$35.11
	Water closet	\$19.95	\$59.85	\$79.80
	Sink/basin/lavatory	\$33.25	\$99.75	\$133.00
	Tub/shower/shower pan	\$13.30	\$39.90	\$53.20
	Clothes washer	\$6.65	\$19.95	\$26.60
	Total	\$121.27	\$258.48	\$379.75
191-23-000024-STR	Land Use Plan Review - Residential	\$25.00		\$25.00
	Structural plan review fee	\$24.31	\$72.92	\$97.23
	Technology Fee	\$2.17	\$6.50	\$8.66
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Structural building permit fee	\$37.40	\$112.19	\$149.58
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$17.95		\$17.95
	Total	\$117.32	\$223.10	\$340.42
191-23-000025-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.39	\$37.17	\$49.56
	Gas or wood fireplace/insert	\$3.10	\$9.29	\$12.39
	Gas fuel piping outlets	\$0.26	\$0.79	\$1.05
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000026-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00

		Columbia City	St. Helens	Total
191-23-000026-MECH	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Air conditioner	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000027-STR	Structural plan review fee	\$68.42	\$205.25	\$273.67
	Bus Lic - Non-Resident Business - Annual	\$100.00		\$100.00
	Technology Fee	\$5.53	\$16.58	\$22.10
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Structural building permit fee	\$105.26	\$315.77	\$421.03
	State of Oregon Surcharge - Bldg (12% of applicable fees)	\$50.52		\$50.52
	Total	\$340.22	\$569.10	\$909.32
191-23-000028-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$13.43	\$40.29	\$53.72
	Attic/crawl space fans	\$2.32	\$6.96	\$9.28
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000029-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$15.49	\$46.46	\$61.95
	Gas fuel piping outlets	\$0.26	\$0.79	\$1.05
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71

		Columbia City	St. Helens	Total
191-23-000030-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Air conditioner	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000035-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Air conditioner	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000036-MECH-01	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Water heater	\$2.32	\$6.96	\$9.28
	Technology Fee	\$0.79	\$2.36	\$3.15
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Balance of minimum permit fees - mechanical	\$13.43	\$40.29	\$53.72
	Total	\$34.60	\$81.11	\$115.71
191-23-000036-PLM	Water heater	\$6.65	\$19.95	\$26.60
	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	\$36.40
	Technology Fee	\$0.79	\$2.36	\$3.15
	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71

		Columbia City	St. Helens	Total
191-23-000038-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$12.65	\$37.96	\$50.61
	Air conditioner	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000039-MECH	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - mechanical	\$9.56	\$28.67	\$38.22
	Air conditioner	\$3.10	\$9.29	\$12.39
	Furnace - up to 100,000 BTU	\$3.10	\$9.29	\$12.39
	State of Oregon Surcharge - Mech (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
191-23-000040-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$1.41	\$4.22	\$5.62
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$17.44		\$17.44
	Primer	\$6.65	\$19.95	\$26.60
	Backflow preventer	\$6.65	\$19.95	\$26.60
	Catch basin or area drain	\$6.65	\$19.95	\$26.60
	Sanitary sewer - Total linear feet	\$16.38	\$49.15	\$65.53
	Total	\$65.68	\$144.71	\$210.39
191-23-000042-PLM	City Permit Administration Fee	\$10.50	\$31.50	\$42.00
	Technology Fee	\$0.79	\$2.36	\$3.15
	Balance of minimum permit fees - plumbing	\$9.10	\$27.30	\$36.40

		Columbia City	St. Helens	Total
191-23-000042-PLM	Tub/shower/shower pan	\$6.65	\$19.95	\$26.60
	State of Oregon Surcharge -Plumb (12% of applicable fees)	\$7.56		\$7.56
	Total	\$34.60	\$81.11	\$115.71
Total for All Records		\$13,423.85	\$11,341.29	\$24,765.14

07/11/2023



CITY OF COLUMBIA CITY
1840 Second Street
PO Box 189
Columbia City, OR 97018
503-397-4010
FAX: 503-366-2870

Building Data Request Information

For 01/01/2023 through 6/30/23

www.columbia-city.org

bldg@columbia-city.org

Permit Type	Count	Valuation
Commercial Mechanical	2	
Commercial Plumbing	1	
Commercial Structural - Other	1	\$100,000.00
Residential Mechanical	22	
Residential Plumbing	6	
Residential Structural - New 1 and 2 Family	1	\$183,731.77
Residential Structural - Other	4	\$126,350.36

Inspections:	Count
Commercial Mechanical Inspection	1
Commercial Plumbing Inspection	1
Commercial Structural - Other Inspection	2
Residential Mechanical Inspection	39
Residential Plumbing Inspection	15
Residential Structural - Other Inspection	32

Report Description:

Permits Types Included:

Records Types Include: Residential Manufactured Dwelling, Commercial Alarm or Suppression Systems, Residential Electrical Limited Energy, Residential Electrical Renewable Energy, Residential Electrical, Commercial Electrical Limited Energy, Commercial Electrical Renewable Energy, Commercial Electrical, Residential Mechanical, Commercial Mechanical, Residential Plumbing, Commercial Plumbing, Residential Phased Project, Commercial Phased Project, Residential Structural, Commercial Structural, 1 & 2 Family Dwelling, Residential Sign, Commercial Sign

Permits Issued Portion

The First_Issued_Date must fall between the Start and End Dates

Permit Status must not be Void or Withdrawn

Permit must have a applied payment for at least one Building State Surcharge

Categorization Process:

1. Permits are categorized as Commercial and Residential (using b1_per_type)
2. Permits are categorized as Electrical, Mechanical, Plumbing and Structural based on the Surcharge fee paid (1 & 2 Fam Dwelling will count in multiple categories)
3. Structural Permits are categorized by Custom Fields Type of Work and Category of Construction

Inspections Portion (Inspection Trips Completed)

The Inspection Completed Date must fall between the Start and End Dates

The Inspection Status must be 'Insp Completed' with a Result of 'Accepted', 'Approved', 'Approved with Conditions' or 'Not Required' OR Inspection Status must be 'Insp Cancelled' with a Result of 'Denied', 'Information Only', 'No Access' 'Not Ready', or 'Partial'

Inspections must have starting numbers between 1000 and 5999 or 6900 and 6999 or 8000 and 8999

Categorization Process:

1. Permits are categorized as Commercial and Residential (using b1_per_type)
2. Permits are categorized as Electrical, Mechanical, Plumbing and Structural based the beginning number of the inspection
3. Structural Permits are categorized by Custom Fields Type of Work and Category of Construction

STATE OF OREGON

MEMO

BUILDING CODES DIVISION

MARCH 13, 2023

To: Oregon Building Officials

From: Stephen Simms, Training and Outreach Manager

Subject: Specialized Certification Courses (Plumbing and Electrical), Pre-exam Requirements

To all Oregon Building Officials:

This memo is a follow-up to the information shared in an email to you dated December 15, 2022 regarding seating opportunities for the 2023 Inspector Training courses. The Building Codes Division Inspector Training program (division) provided information about changes to the prequalification requirements for the specialized electrical and plumbing courses, and the implementation of a qualification exam required to be taken by residential inspectors who wish to enroll in the specialized courses.

[OAR 918-098-1570](#) Specialized Plumbing Inspector Certification and [OAR 918-098-1580](#) Specialized Electrical Inspector Certification both state a person who seeks certification must:

1. Hold a valid Oregon Code Certification as a one- and two family or residential inspector;
2. Must have been employed as a residential certified inspector and performed inspections as one- and two-family residential inspector for a minimum of one year prior to applying for a specialized inspector certification;
3. Complete a specialized inspection training program that meets the minimum requirements established by the division.

In 2012, with the permission of the respective Plumbing and Electrical Boards, the division established the residential plumbing and electrical training courses to help fill a need in Oregon for residential inspectors, bypassing the requirement to be a licensed journeyman plumber, journeyman electrician or supervising electrician. This was, and remains the goal: to increase the number of certified inspectors in Oregon.

The division's intention and goal is to uphold its agreement with the boards; to train individuals who are not licensed trade workers and help them become highly qualified inspectors. In order to reach this goal, the division is implementing a qualification exam for inspectors seeking to register in the specialized courses. The examination will cover material from the residential certification courses and is designed to ensure that applicants have retained the necessary residential inspection information that would be required to pass the specialized course. This exam is required to be taken and passed with the state score of 75% or higher in order to participate in a specialized inspector training course.

- Exam is free to those who qualify to sit for the exam
- Application will be provided by division
- Applicants will submit their application to division
- Applicants will receive letter of approval by mail to test at their choice of proctored location
- Applicants will have 60-days from the date of their approval letter to test

Oregon Building Officials

March 6, 2023

Page 2

- Applicants who passes exam with a score of 75% or higher will receive information to register for the specialized course they are on the wait list to attend
- Applicants who fail the exam will have a 60-day wait before re-testing and will be given the recommendation to utilize that time to work with their Building Official and A-Level inspector on residential inspection knowledge and skills.
- Applicants already registered to attend the spring 2023 specialized electrical course will be given a waiver to re-test within two weeks should they fail the first exam in order to help facilitate their approval and participation in the course.

Thank you for your understanding and your support in helping your staff come the best inspector possible. Dana Fischer will be reaching out to those who are registered to attend upcoming specialized courses, providing the testing requirements and opportunity. Please communicate to your Assistant Building Official and staff about these changes. Feel free to contact me with any questions.

Stephen Simms, Training and Outreach Manager
State of Oregon Building Codes Division
stephen.simms@dcbs.oregon.gov
503-378-2827 or cell 503-871-9270



From: [FISCHER Dana C * DCBS](#) on behalf of [DCBS BCDTraining * DCBS](#)
To: [Mike DeRoia](#)
Subject: [External] SPI Pre-exam score
Date: Thursday, June 22, 2023 12:53:55 PM

Hi Mike,
Good news! You passed the SPI pre-exam with a score of 95%.

Fantastic!
Dana

Training Program
training.bcd@dcbs.oregon.gov
Building Codes Division
Office: 503.373.7974
<http://www.oregon.gov/bcd/inspector-training>

Dana Fischer, Training Coordinator | Cell: 971.301.1869 | M-TH 6am-5pm (off on Fridays)

Nick Armstrong, Administrative Support | Cell: 971-375-5666 | M-F



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☐	3999 Final Plumbing	71 COWLITZ ST, ST HELENS, O...	749-22-000253-PLM	Denied	Commercial Plumbing	Josh Hansen
☐	3500 Rough Plumbing	71 COWLITZ ST, ST HELENS, O...	749-22-000253-PLM	Denied	Commercial Plumbing	Josh Hansen
☐	3999 Final Plumbing	75 SHORE DR, ST HELENS, OR ...	749-23-000083-PLM	Approved	Commercial Plumbing	Josh Hansen
☐	3999 Final Plumbing	115 N 21ST ST, ST HELENS, O...	749-22-000340-PLM	Approved ...	Commercial Plumbing	Josh Hansen
☐	3999 Final Plumbing	230 STRAND ST, ST HELENS, O...	749-22-000575-PLM	Partial	Commercial Plumbing	Josh Hansen
☐	3999 Final Plumbing	230 STRAND ST, ST HELENS, O...	749-22-000575-PLM	Approved	Commercial Plumbing	Josh Hansen
☐	3999 Final Plumbing	270 COLUMBIA BLVD, ST HELEN...	749-22-000550-PLM	Denied	Commercial Plumbing	Josh Hansen
☐	3999 Final Plumbing	270 COLUMBIA BLVD, ST HELEN...	749-22-000550-PLM	Approved	Commercial Plumbing	Josh Hansen
☐	3999 Final Plumbing	270 COLUMBIA BLVD, ST HELEN...	749-22-000550-PLM	Denied	Commercial Plumbing	Josh Hansen
☐	3999 Final Plumbing	351 COLUMBIA BLVD, ST HELEN...	749-22-000563-PLM	Approved	Commercial Plumbing	Josh Hansen
☐	3999 Final Plumbing	371 COLUMBIA BLVD, ST HELEN...	749-23-000113-PLM	Approved	Commercial Plumbing	Josh Hansen
☐	3999 Final Plumbing	371 COLUMBIA BLVD, ST HELEN...	749-23-000248-PLM	Accepted	Commercial Plumbing	Josh Hansen
☐	3150 Underslab Plumbing	405 N COLUMBIA RIVER HWY, S...	749-22-000392-PLM-01	Approved	Commercial Plumbing	Josh Hansen
☐	3410 Rain Drains	405 N COLUMBIA RIVER HWY, S...	749-22-000392-PLM-01	Approved	Commercial Plumbing	Josh Hansen
☐	3500 Rough Plumbing	405 N COLUMBIA RIVER HWY, S...	749-22-000392-PLM-01	Approved	Commercial Plumbing	Josh Hansen
☐	3400 Storm Sewer	405 N COLUMBIA RIVER HWY, S...	749-22-000392-PLM-01	Accepted	Commercial Plumbing	Josh Hansen
☐	3500 Rough Plumbing	405 N COLUMBIA RIVER HWY, S...	749-22-000392-PLM-01	Denied	Commercial Plumbing	Josh Hansen
☐	3410 Rain Drains	405 N COLUMBIA RIVER HWY, S...	749-22-000392-PLM-01	Approved ...	Commercial Plumbing	Josh Hansen
☐	3500 Rough Plumbing	405 N COLUMBIA RIVER HWY, S...	749-22-000392-PLM-01	Denied	Commercial Plumbing	Josh Hansen
☐	3300 Water Service	505 S 1ST ST, ST. HELENS, O...	749-22-000411-PLM-01	Approved	Commercial Plumbing	Josh Hansen

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☐	3150 Underslab Plumbing	505 S 1ST ST, ST. HELENS, O...	749-22-000411-PLM-01	Approved	Commercial Plumbing	Josh Hansen
☐	3999 Final Plumbing	526 MILTON WAY, ST HELENS, ...	749-22-000433-PLM	Approved ...	Commercial Plumbing	Josh Hansen
☐	3150 Underslab Plumbing	1170 COLUMBIA BLVD, ST HELE...	749-23-000087-PLM	Approved	Commercial Plumbing	Josh Hansen
☐	3200 Sanitary Sewer	1170 COLUMBIA BLVD, ST HELE...	749-23-000087-PLM	Approved	Commercial Plumbing	Josh Hansen
☐	3200 Sanitary Sewer	1170 COLUMBIA BLVD, ST HELE...	749-23-000087-PLM	Approved	Commercial Plumbing	Josh Hansen
☐	3999 Final Plumbing	1571 COLUMBIA BLVD, ST HELE...	749-22-000228-PLM	Not Ready	Commercial Plumbing	Josh Hansen
☐	3999 Final Plumbing	1571 COLUMBIA BLVD, ST HELE...	749-22-000228-PLM	Approved	Commercial Plumbing	Josh Hansen
☐	3999 Final Plumbing	1571 COLUMBIA BLVD, ST HELE...	749-22-000228-PLM	Denied	Commercial Plumbing	Josh Hansen
☐	3999 Final Plumbing	2154 OREGON ST, SPC# 104 ST ...	749-23-000250-PLM	Cancelled	Commercial Plumbing	Josh Hansen
☐	3500 Rough Plumbing	2250 GABLE RD, BLDG# A ST HE...	749-21-000180-PLM-01	Partial	Commercial Plumbing	Josh Hansen
☐	3500 Rough Plumbing	2250 GABLE RD, BLDG# A ST HE...	749-21-000180-PLM-01	Partial	Commercial Plumbing	Josh Hansen
☐	3500 Rough Plumbing	2250 GABLE RD, BLDG# A ST HE...	749-21-000180-PLM-01	Partial	Commercial Plumbing	Josh Hansen
☐	3500 Rough Plumbing	2250 GABLE RD, BLDG# A ST HE...	749-21-000180-PLM-01	Partial	Commercial Plumbing	Josh Hansen
☐	3500 Rough Plumbing	2250 GABLE RD, BLDG# A ST HE...	749-21-000180-PLM-01	Partial	Commercial Plumbing	Josh Hansen
☐	3500 Rough Plumbing	2250 GABLE RD, BLDG# A ST HE...	749-21-000180-PLM-01	Partial	Commercial Plumbing	Josh Hansen
☐	3500 Rough Plumbing	2250 GABLE RD, BLDG# A ST HE...	749-21-000180-PLM-01	Partial	Commercial Plumbing	Josh Hansen
☐	3500 Rough Plumbing	2250 GABLE RD, BLDG# A ST HE...	749-21-000180-PLM-01	Partial	Commercial Plumbing	Josh Hansen
☐	3500 Rough Plumbing	2250 GABLE RD, BLDG# A ST HE...	749-21-000180-PLM-01	Partial	Commercial Plumbing	Josh Hansen
☐	3500 Rough Plumbing	2250 GABLE RD, BLDG# A ST HE...	749-21-000180-PLM-01	Partial	Commercial Plumbing	Josh Hansen
☐	3500 Rough Plumbing	2250 GABLE RD, BLDG# A ST HE...	749-21-000180-PLM-01	Partial	Commercial Plumbing	Josh Hansen

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☐	3999 Final Plumbing	2250 GABLE RD, BLDG# D ST HE...	749-21-000193-PLM-01	Partial	Commercial Plumbing	Josh Hansen				
☐	3999 Final Plumbing	2250 GABLE RD, BLDG# D ST HE...	749-21-000193-PLM-01	Approved ...	Commercial Plumbing	Josh Hansen				
☐	3999 Final Plumbing	2250 GABLE RD, BLDG# E ST HE...	749-21-000194-PLM-01	Not Ready	Commercial Plumbing	Josh Hansen				
☐	8050 Fire Sprinkler Underground	2250 GABLE RD, ST HELENS, O...	749-21-000237-PLM	Partial	Commercial Plumbing	Josh Hansen				
☐	3400 Storm Sewer	2250 GABLE RD, ST HELENS, O...	749-21-000237-PLM	Approved	Commercial Plumbing	Josh Hansen				
☐	3410 Rain Drains	2250 GABLE RD, ST HELENS, O...	749-21-000237-PLM	Approved	Commercial Plumbing	Josh Hansen				
☐	3400 Storm Sewer	2250 GABLE RD, ST HELENS, O...	749-21-000237-PLM	Partial	Commercial Plumbing	Josh Hansen				
☐	3999 Final Plumbing	2250 GABLE RD, ST HELENS, O...	749-21-000237-PLM	Partial	Commercial Plumbing	Josh Hansen				
☐	3620 Backflow Device	2250 GABLE RD, ST HELENS, O...	749-21-000237-PLM	Partial	Commercial Plumbing	Josh Hansen				
☐	3300 Water Service	2250 GABLE RD, ST HELENS, O...	749-21-000237-PLM	Partial	Commercial Plumbing	Josh Hansen				
☐	3300 Water Service	2250 GABLE RD, ST HELENS, O...	749-21-000237-PLM	Partial	Commercial Plumbing	Josh Hansen				
☐	3770 Fire Sprinkler System	2250 GABLE RD, ST HELENS, O...	749-21-000237-PLM	Partial	Commercial Plumbing	Josh Hansen				
☐	3999 Final Plumbing	2274 COLUMBIA BLVD, ST HELE...	749-23-000173-PLM	Approved	Commercial Plumbing	Josh Hansen				
☐	3410 Rain Drains	2375 GABLE RD, ST HELENS, O...	749-22-000155-PLM	Partial	Commercial Plumbing	Josh Hansen				
☐	3200 Sanitary Sewer	2375 GABLE RD, ST HELENS, O...	749-22-000155-PLM	Partial	Commercial Plumbing	Josh Hansen				
☐	3500 Rough Plumbing	2375 GABLE RD, ST HELENS, O...	749-22-000272-PLM	Partial	Commercial Plumbing	Josh Hansen				
☐	3500 Rough Plumbing	2375 GABLE RD, ST HELENS, O...	749-22-000272-PLM	Partial	Commercial Plumbing	Josh Hansen				
☐	3410 Rain Drains	2375 GABLE RD, ST HELENS, O...	749-22-000272-PLM	Partial	Commercial Plumbing	Josh Hansen				
☐	3500 Rough Plumbing	2375 GABLE RD, ST HELENS, O...	749-22-000272-PLM	Partial	Commercial Plumbing	Josh Hansen				
☐	3500 Rough Plumbing	58646 MCNULTY WAY, BLDG# N S...	749-23-000082-PLM	Partial	Commercial Plumbing	Josh Hansen				
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☐	3650 Shower Pan	58646 MCNULTY WAY, BLDG# N S...	749-23-000082-PLM	Approved ...	Commercial Plumbing	Josh Hansen				
☐	3999 Final Plumbing	58646 MCNULTY WAY, BLDG# N S...	749-23-000082-PLM	Denied	Commercial Plumbing	Josh Hansen				
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☐	2999 Final Mechanical	164 LITTLE ST, ST HELENS, O...	749-21-000282-MECH-01	Approved	Commercial Mechanical	Don VanDome
☐	2300 Rough Mechanical	405 N COLUMBIA RIVER HWY, S...	749-22-000392-MECH-01	Cancelled	Commercial Mechanical	Don VanDome
☐	2910 Progress Inspection	800 PORT AVE, ST HELENS, OR...	749-22-000255-MECH	Approved	Commercial Mechanical	Don VanDome
☐	2999 Final Mechanical	1571 COLUMBIA BLVD, ST HELE...	749-22-000256-MECH	Not Ready	Commercial Mechanical	Don VanDome
☐	2520 Duct Work	2250 GABLE RD, BLDG# A ST HE...	749-21-000180-MECH-01	Partial	Commercial Mechanical	Don VanDome
☐	2300 Rough Mechanical	2250 GABLE RD, BLDG# A ST HE...	749-21-000180-MECH-01	Partial	Commercial Mechanical	Don VanDome
☐	2420 Hydronic Piping	2375 GABLE RD, ST HELENS, O...	749-22-000273-MECH	Partial	Commercial Mechanical	Don VanDome

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