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TASSO O'NEIL
COUNTY CLERK

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

In the Matter of Adopting Department)
of Community Development Fees)

ORDER
#08 - 106

This matter came on to be heard this 10th day of December, 2008 at a regular meeting of the Board of Commissioners at request of Gerald Parker, Director, Community Development Department. The Board of Commissioners being fully apprised of the representations of the County Community Development Director finds as follows:

1. Tillamook County has not raised fees on a regular basis and has fees that are well below the average fees for other Oregon Counties.
2. The current fee schedule does not reflect the current cost of providing the desirable customer service to the residents of Tillamook County.
3. The fees need to be increased to achieve the County Budget Committee's recommendation that the Community Development Department be self supporting.

NOW THEREFORE, IT IS HEREBY ORDERED THAT

4. The International Code Council (ICC) Building Valuation Data Table current as of April 1, 2008 be and is hereby adopted in accordance with OAR 918-050-0100 (1) (C) to become effective January 1, 2009.
5. Beginning on January 1, 2010, and on January 1, of each year thereafter, the ICC Building Valuation Data Table in effect as of April 1 of the prior year shall become effective for the purpose of fees imposed under this order.
6. The fees as set forth in Exhibit A, which lists fees for Planning, Building, Sanitation, and Public Works fees for reviewing Planning and Building permit applications be and are hereby adopted.

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7. This Order shall be effective on January 1, 2009.

DATED this 10th day of December, 2008.

BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

Charles J. Hurliman
Charles J. Hurliman, Chairperson

Tim Josi
Tim Josi, Vice-Chairperson

Mark Labhart
Mark Labhart, Commissioner

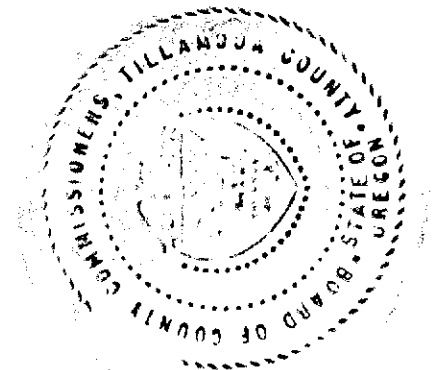
Aye	Nay	Abstain/Absent
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 1

ATTEST: Tassi O'Neil, County Clerk

By: Susan L. Becraft
Special Deputy

APPROVED AS TO FORM:

William K. Sargent
William K. Sargent, County Counsel



PLANNING FEES	New Fee
Amendments/Zone Change	
Ordinance Amendment or Zone Change NOT involving an exception to the statewide planning goals	\$ 1,856.00
	\$ -
Ordinance Amendment or Zone Change involving an exception to the statewide planning goals	\$ 2,785.00
	\$ -
#{This fee is for the first affected contiguous ownership. There is an added fee of \$200 for each additional affected ownership, with a maximum added fee of \$1900.00	\$ -
PUBLIC WORKS - Minimum 1-2 hours	\$ 100.00
	\$ -
Appeals	\$ -
Planning Division decisions (Refundable if appellant prevails as per ORS 215.416(11))	\$ 371.00
	\$ -
Planning Commission decisions	\$ -
Conditional Uses	\$ -
Conditional Use for planned unit developments or Condominiums	\$ 2,228.00
	\$ -
Conditional Use for aggregate sites	\$ 1,671.00
	\$ -
Conditional Use for nonfarm or nonforest dwellings/Land partitions	\$ 1,485.00
	\$ -
Conditional Use for Health Hardship	\$ 335.00
	\$ -
Conditional Uses reviewed by Planning Commission	\$ 1,485.00
	\$ -
Other Conditional Uses & Major Non Conforming Reviews reviewed by Planning Commission	\$ 891.00
Public Works (involving Section 3.010 (4)(k) of Land Use Ordinance	25% of DCD fee
Public Works (all other reviews) minimum 1-2 hours review	\$ 100.00
	\$ -
Variances	\$ -
Variances reviewed by Planning Commission	\$ 1,485.00
	\$ -
Variance reviewed by Planning Division	\$ 891.00
Public Works - involving road setback or off-street parking issues	25% of DCD Fee Charge
Public Works - All other reviews	\$ 100.00
	\$ -
Development Permits	\$ -
Beaches & Dunes, Estuarine and Riverine areas and Flood Plain	\$ 558.00
	\$ -
Building Permit Reviews (In Addition to Standard Fees)	\$ -
AG Building 5000 sq ft or less	\$ 41.00
AG Building more than 5000 sq ft	\$ 68.00
AG Building Floodplain 5000 sq ft or less	\$ 81.00
AG Building Floodplain more than 5000 sq ft	\$ 135.00
	\$ -
Commercial, apartments and multi-family dwellings	\$ 371.00
	\$ -
One or two family dwellings	\$ 223.00
	\$ -
Accessory structures, additions, etc	\$ 89.00
	\$ -
Interior Remodeling	\$ 38.00
	\$ -
Farm or forest dwelling review & Minor Non-Conforming Review	\$ 668.00
Major Non-Conforming Review	\$ 891.00

Minor Non-Conforming Review	\$	668.00
Geologic hazard, Beaches & Dunes, and Flood Zone Review	\$	134.00
	\$	-
Manufactured dwelling review (plus state fees)	\$	282.00
	\$	-
Pre-construction meeting (may be required at DCD's discretion for major or complex projects)	\$	-
Recreation vehicle Review	\$	186.00
	\$	-
Time Extension for Building Permit Reviews		
Public Works - minimum 1-2 hours	\$	100.00
	\$	-
Other Permits/Reviews	\$	-
Address issuance without permit	\$	30.00
	\$	-
Address issuance with Permit	\$	19.00
	\$	-
Consultation Fee (One Hour minimum)	\$	-
Consultant Fee (for consultant or expert retained by County to review application)	\$	-
Dune Hazard Report Review	\$	743.00
	\$	-
Geologic Hazard Report Review	\$	743.00
	\$	-
Land Use Compatibility review	\$	186.00
	\$	-
Land Use Verification letter	\$	134.00
	\$	-
Lot of record verification	\$	134.00
	\$	-
Research Fee (one hour minimum)	\$	-
Setback Exception for 50' riparian areas, f, f-1, and SFW 20 Zones	\$	558.00
	\$	-
Similar Use ruling	\$	371.00
	\$	-
Temporary Use Permits	\$	89.00
Public Works Review of Temporary Use Permits	\$	100.00
	\$	-
Time Extension requests	\$	-
Sanitation Permit Review (In Addition to Standard Fee)	\$	-
Site Evaluation	\$	89.00
	\$	-
Construction Permit	\$	45.00
	\$	-
Alteration Permit	\$	45.00
	\$	-
Repair Permit	\$	45.00
	\$	-
Authorization Permit	\$	45.00
Public Works		\$50.00/hr as needed
	\$	-
Subdivision/Partitions	\$	-
Preliminary Subdivision Plat Review		\$1188 plus \$55 per lot
Public works		\$1100 plus \$25 per lot
Final Subdivison Plat Review		\$446 plus \$22/lot
Public Works		\$600 plus \$10 per lot
Major Partition Review (Not in Resource Zone)	\$	668.00
Public Works	\$	700.00

Major Partition Review (In Resource Zone)	\$	891.00
Public Works	\$	700.00
Minor Partition Review (Not in Resource Zone)	\$	371.00
	\$	-
Minor Partition Review In Resource Zone	\$	594.00
	\$	-
Pre-Application Conferences	\$	110.00
Public Works	\$	165.00
Road Approach permit	\$	550.00
Public Road Encroachment License (not collected at DCD)	\$	1,000.00
Subdivision/Major Partition Improvement Agreement (not collected at DCD)	\$	350.00
	\$	-
Exceptions	\$	-
An applicant shall be billed the actual cost of processing an application when the itemized cost exceeds the prescribed fee by at least 50%.	\$	-
	\$	-
Double Fees Shall be charged for work commenced without required land use approval	\$	-
	\$	-

SANITATION FEES	New Fee
Site Eval SFD	\$ 452.00
Site Eval Commercial* first 1000 gallons	\$ 452.00
each 500 up to 5000 gals	\$ 122.00
Site Eval Report Review	\$ 270.00
Rural Area Variance SE	\$ 452.00
Authorization Notice w/field	\$ 378.00
AN w/o field visit	\$ 122.00
Existing System Reviews	\$ 378.00
* for systems <1,000 gpd \$110 additional per each 500 gallons above 1,000 gallons	
Construction Permits	
Aerobic System	\$ 621.00
Alternative Treatment Tech	\$ 621.00
Capping Fill System	\$ 959.00
w/pump or siphon	\$ 992.00
Disposal Trenches in Saprolite	\$ 621.00
w/pump or siphon	\$ 655.00
Evapotranspiration System	\$ -
Gray Water Waste Sump	\$ 270.00
Holding Tanks	\$ -
Pressure Distribution System	\$ 932.00
Recirculating Gravel Filter	\$ -
Redundant System	\$ 621.00
w/pump or siphon	\$ 655.00
Sand Filter System	\$ 1,188.00
Seepage Pit	\$ 621.00
w/pump or siphon	\$ 655.00
Seepage Trench System	\$ 621.00
w/pump or siphon	\$ 655.00
Standard System	\$ 621.00
w/pump or siphon	\$ 655.00
Steep Slope System	\$ 621.00
w/pump or siphon	\$ 655.00
Tile Dewatering System	\$ 932.00
w/pump or siphon	\$ 965.00
	\$ -
Major Alteration of System	\$ 466.00
Minor Alteration of System	\$ 128.00
	\$ -
Renewal of Permit w/field	\$ 439.00
Renewal w/o field visit	\$ 128.00
Reinstatement w/field visit	\$ 439.00
Reinstatement w/o field visit	\$ 128.00
Transfer of Permit w/field	\$ 439.00
Transfer w/o field visit	\$ 128.00
	\$ -
Major Repair SFD	\$ 331.00
Major Repair Commercial - Commercial Fees Apply	\$ -
Minor Repair SFD	\$ 169.00
Minor Repair Commercial	\$ 270.00
	\$ -

Construction Re-Inspect (SFD & Commercial)	\$	189.00
	\$	-
Plan Review Fee Commercial	\$	223.00
	\$	-
Pumper Truck Insp. 1st Truck	\$	108.00
Each additional truck	\$	61.00
	\$	-
Annual Evaluation ATT	\$	317.00
	\$	-
Temp Hardship Mobile Home	\$	317.00
	\$	-
	\$	-
	\$	-

Building Fees**New Fee****Schedule of Permit Fees**

\$0.00 to \$3,000.00 valuation	\$25.99-\$57.19
\$3,001.00 to \$25,000.00 valuation	\$66.11-\$253.50
\$25,001.00 to \$50,000.00 valuation	\$260.23-\$421.58
\$50,001.00 to \$100,000.00 valuation	\$426.05-\$645.00
\$100,001.00 and up	\$648.74 for the first \$100,000.00 and \$3.74 for each add'l \$1,000.00 or fraction thereof.

MD/RV Fee (Building)	\$	297.00
Reinspection	\$	54.00
Specially requested inspection (per hour)	\$	54.00

Total Miscellaneous Revenue**Electrical Permits****Residential per unit service included**

1,000 sq ft or less	\$	158.00
Each addnl 500 sq ft or portion thereof	\$	28.00
Limited Energy	\$	38.00
Limited Energy, Commercial	\$	74.00
Each MH dwelling service or feeder	\$	74.00

Services or feeders: installation, alteration

200 amps or less	\$	93.00
201 amps to 400 amps	\$	112.00
401 amps to 600 amps	\$	186.00
601 amps to 1,000 amps	\$	242.00
Over 1,000 amps or volts	\$	563.00
Reconnect Only	\$	74.00

Temporary services or feeders

200 amps or less	\$	74.00
201 amps to 400 amps	\$	103.00
401 amps to 600 amps	\$	149.00
Over 600 amps or 1,000 volts see services or feeders	\$	-

Branch circuits: new, alteration or extension

With purchase of service or feeder:	\$	-
Each Branch Circuit	\$	5.00
Without purchase of service or feeder	\$	-
First Branch Circuit	\$	63.00
Each additional branch circuit	\$	5.00

Miscellaneous

Each pump or irrigation circle	\$	74.00
Each sign or outline lighting	\$	74.00
Signal circuit(s)/limited energy, panel, alteration	\$	74.00
Additional inspection over the allowable	\$	65.00
	\$	-
	\$	-

Restricted Energy fees**Residential**

Audio and Stereo Systems	\$	38.00
Burglar Alarm	\$	38.00
Garage Door Opener	\$	38.00
Fire Alarm	\$	38.00
HVAC	\$	38.00
Vacuum systems	\$	38.00

Commercial

Audio and Stereo Systems	\$	74.00
Boiler Controls	\$	74.00
Clock Systems	\$	74.00
Data telecommunications installations	\$	74.00
Fire Alarm	\$	74.00
HVAC	\$	74.00
Instrumentation	\$	74.00
Intercom and paging systems	\$	74.00
Landscape irrigation control	\$	74.00
Landscape lighting and irrigation	\$	74.00
Medical	\$	74.00
Nurse Calls	\$	74.00
Outdoor landscape lighting	\$	74.00
Protective signaling	\$	74.00

Total Electrical Revenue**Mechanical Permits**

Wood/Pellet/Gas/Oil/ Stove/Fireplace	\$	18.00
Hoods w/duct	\$	18.00
Exhaust Fan/Dryer Vent	\$	12.00
Furnace/Ducts (up to 100,000 btus)	\$	24.00
Air Handling Units (up to 10,000 cfm)	\$	24.00
Heat Pump	\$	24.00
LP Gas Piping/Outlets 1-4	\$	8.00
Commercial Damper	\$	18.00
Hyrdonic Heat System	\$	18.00
Gas Vent/Chimney	\$	12.00
Plus Application Fee	\$	54.00

Total Mechanical Revenues**Plumbing Permits**

1 & 2 Family Dwelling		
Per each bathroom (new_	\$	89.00
Per each 1/2 bathroom (new)	\$	45.00
Water service first 100'	\$	42.00
Sanitary and storm sewer service or rain drain	\$	42.00
Minor installation (per fixture)	\$	22.00
Special equipment of DWV Alteration	\$	59.00
Additional Residential fixtures	\$	22.00
Addition 100' or part thereof (water or sewer)	\$	32.00
Manufactured Dwellings		
Connection to existing drain, sewer & water	\$	59.00
New Sanitary and storm sewer	\$	42.00
New water service	\$	42.00
Prefabricated Structures		
Connection to existing drain, sewer & water	\$	59.00
New Sanitary and storm sewer	\$	42.00
New water service	\$	42.00
RV and Manufactured Dwelling Parks		
Base fee (includes 5 or less spaces)	\$	282.00
6 - 9 spaces (base fee plus cost per space)	\$	49.00
20 or more spaces (base fee plus cost per space)	\$	34.00
Structures and storm sewer systems (per fixtures)	\$	23.00

Commercial, Industrial &		
1 or less fixtures	\$	74.00
Base fee (includes 4 - 10 fixtures)	\$	182.00
11 or more fixtures (base fee plus cost per fixtures)	\$	23.00
Water service (first 100')	\$	59.00
Building sanitary sewer service (first 100')	\$	59.00
Building storm sewer (first 100')	\$	59.00
Additional 100' or part thereof (water or sewer)	\$	32.00
Miscellaneous fees		
Reinspection	\$	59.00
Specially requested inspections (per hour)	\$	59.00

Total Plumbing Revenues

Total Building Revenues Less Building Permits

Building Valuation Data (continued)

accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period

(1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).

- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from site and foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs^{a, b, c, d}

Group	(2006 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	198.09	191.69	187.24	179.39	168.88	163.90	173.66	154.09	148.42
	Assembly, theaters, without stage	179.41	173.01	168.56	160.71	150.24	145.26	154.97	135.45	129.78
A-2	Assembly, nightclubs	151.36	147.12	143.38	137.79	129.74	126.09	132.96	117.61	113.65
A-2	Assembly, restaurants, bars, banquet halls	150.36	146.12	141.38	136.79	127.74	125.09	131.96	115.61	112.65
A-3	Assembly, churches	182.56	176.16	171.71	163.86	153.36	148.38	158.12	138.57	132.90
A-3	Assembly, general, community halls, libraries, museums	154.36	147.97	142.51	135.66	123.58	120.18	129.93	109.37	104.69
A-4	Assembly, arenas	178.41	172.01	166.56	159.71	148.24	144.26	153.97	133.45	128.78
B	Business	153.33	147.81	143.08	136.34	124.01	119.35	131.00	108.67	104.20
E	Educational	168.14	162.47	157.86	150.98	141.50	134.27	145.99	124.54	119.84
F-1	Factory and industrial, moderate hazard	92.98	88.72	83.61	80.88	72.40	69.23	77.63	59.62	56.41
F-2	Factory and industrial, low hazard	91.98	87.72	83.61	79.88	72.40	68.23	76.63	59.62	55.41
H-1	High Hazard, explosives	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	N.P.
H234	High Hazard	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	50.76
H-5	HPM	153.33	147.81	143.08	136.34	124.01	119.35	131.00	108.67	104.20
I-1	Institutional, supervised environment	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
I-2	Institutional, hospitals	258.06	252.55	247.81	241.07	228.10	N.P.	235.73	212.76	N.P.
I-2	Institutional, nursing homes	180.45	174.93	170.20	163.46	151.54	N.P.	158.11	136.20	N.P.
I-3	Institutional, restrained	176.22	170.71	165.97	159.23	148.16	142.50	153.89	132.82	126.35
I-4	Institutional, day care facilities	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
M	Mercantile	112.50	108.26	103.52	98.92	90.48	87.82	94.09	78.34	75.38
R-1	Residential, hotels	155.77	150.50	146.52	140.66	131.24	127.69	141.71	118.97	114.37
R-2	Residential, multiple family	130.60	125.33	121.35	115.49	106.19	102.65	116.67	93.92	89.32
R-3	Residential, one- and two-family	123.28	119.90	116.97	113.77	109.66	106.79	111.84	102.72	96.83
R-4	Residential, care/assisted living facilities	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
S-1	Storage, moderate hazard	86.15	81.89	76.78	74.05	65.75	62.57	70.80	52.97	49.76
S-2	Storage, low hazard	85.15	80.89	76.78	73.05	65.75	61.57	69.80	52.97	48.76
U	Utility, miscellaneous	65.81	62.22	58.51	55.59	50.20	46.80	52.46	39.63	37.72

a. Private Garages use Utility, miscellaneous

b. Unfinished basements (all use group) = \$15.00 per sq. ft.

c. For shell only buildings deduct 20 percent.

d. N.P. = not permitted

Electronic files of the latest Building Valuation Data can be downloaded from the Code Council website at www.iccsafe.org/cs/techservices