

BEFORE THE COMMON COUNCIL OF CANNON BEACH

FOR THE PURPOSE OF AMENDING THE)
RECENTLY REVISED AND ESTABLISHED FEES)
RELATED TO BUILDING PERMITS, LAND USE)
PLANNING AND CONVERSION TO OREGON)
BUILDING CODES E-PERMITTING PROGRAM FOR)
CANNON BEACH)

ORDINANCE NO. 20-11

INTENT AND PURPOSE. The intent and purpose of this Ordinance is to provide for revisions to the uniform fees for building code permit activities within Cannon Beach.

WHEREAS, Cannon Beach is transitioning to the state's e-permitting system, Accela; and

WHEREAS, after the Cannon Beach City Council adopted Ordinance No. 20-07 on April 6, 2020 the State Building Codes Division of E-Permitting asked for revisions to allow for an orderly progression of rates, and ample public notice of such revisions; and

WHEREAS, the City of Cannon Beach conducted a survey of neighboring and comparable jurisdictions to ensure that revised and newly established fees were similar in cost to their fees as well as our established fees; and

WHEREAS, reasonable fees are necessary to administer the program and provide building official, plan review and inspection service; and

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF CANNON BEACH ORDAINS AS FOLLOWS:

Fees charged for Building Code Permits will be as shown in Exhibit A. Planning fees will be as shown in Exhibit B. Any hourly fees shall have a minimum of one hour charged, and quarter hour increments thereafter.

1. Structural Permit – see Structural Permit Fee schedule in Section A of the attached Exhibit A.

Structural permit fees will be based on valuation based on square footage multiplied by the appropriate square foot construction cost shown on the ICC Valuation Table current as of May 1 of each year. Amendments to the ICC Valuations shall be accepted by the City of Cannon Beach without amendment to this ordinance. The current valuation table is included in Exhibit N.

2. Solar Structural Installation Permit – see Solar Structural Installation Permit Fee schedule in Section B of the attached Exhibit A.

3. Investigative Fee - The actual or average cost of investigation including supervision, overhead, equipment and wage of employee involved. The fee is set at \$106 per hour, found in Section C.

4. Residential Fire Suppression Permit – see Residential Fires Suppression Permit Fee schedule in Section D of the attached Exhibit A.

5. Mechanical Permit – see Mechanical Permit Fee schedule in Section E of the attached Exhibit A.

6. Plumbing Permits – see Plumbing Permit Fee schedule in Section F of the attached Exhibit A.

7. Plumbing Schedule of Existing Residential Additions, Remodels or Alterations – see Plumbing Schedule of Existing Residential Additions/Remodels or Alterations schedule in Section G of the attached Exhibit A.

8. Plumbing Schedule of Commercial, Multi-Family and Industrial – see Plumbing Schedule of Commercial, Multi-Family and Industrial fee schedule in Section H of the attached Exhibit A.

9. Residential Fire Suppression Permit – see Residential Fire Suppression Permit fee schedule in Section I of the attached Exhibit A.

10. Medical Gas and Process Piping Permit – see Medical Gas and Process Piping Permit Fees schedule in Section J of the attached Exhibit A.

11. Manufactured Dwelling Placement Permit – see Manufactured Dwelling Placement Permit fee schedule in Section K of the attached Exhibit A.

12. Manufactured Structures– see Manufactured Structures fee schedule in Section L of the attached Exhibit A.

13. Manufacture or RV Park Development – see Manufactured or RV Park Development permit fee explanation in Section M of the attached Exhibit A.

14. Plan Review Fees – see Plan Review Fee schedule in Section N of the attached Exhibit A.

15. Land-Use Plan Review Fees – see Land-Use Review Fee schedule in the attached Exhibit B.

16. Administrative Fees – see Administrative Fee schedule in Section P of the attached Exhibit A.

17. Permit Extension Fees – see Permit Extension Fee schedule in Section Q of the attached Exhibit A.

18. Re-instatement of Expired Permits – see Re-instatement of Expired Permits fee schedule in Section R of the attached Exhibit A.

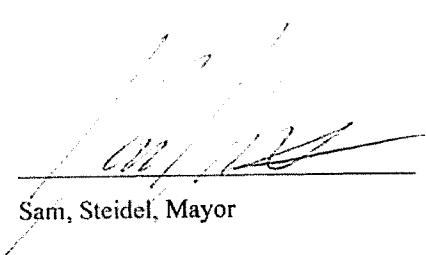
19. State Surcharge – In addition to the above adopted fees, a state surcharge is required on each permit at the current rate of 12%. This surcharge is an amount determined and amended from time to time by the State, and is outside local control. Amendments to the State Surcharge by the State shall be accepted by the City of Cannon Beach without amendment to this Ordinance.

20. Planning Fees are in the attached Exhibit B.

Whereas this Ordinance and the fees herein are deemed necessary to comply with state uniform fee methodology and to facilitate the implementation of the e-permitting program in Cannon Beach, this Ordinance shall be in full force and effect as of 8 am on June 5, 2020, in time for the Accela E-Permitting system to come online for Cannon Beach.

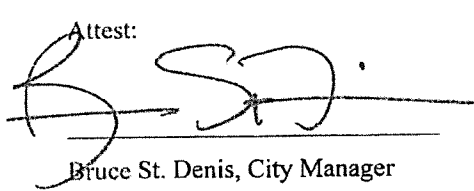
ADOPTED by the Common Council of the City of Cannon Beach this 5th day of May, 2020,
by the following roll call vote:

YEAS: Councilors Benefield, McCarthy, Ogilvie, Risley and Mayor Steidel
NAYS: None
EXCUSED: None



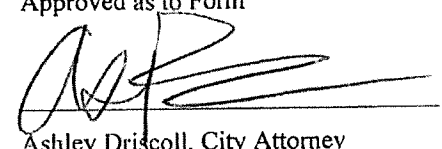
Sam, Steidel, Mayor

Attest:



Bruce St. Denis, City Manager

Approved as to Form



Ashley Driscoll, City Attorney



City of Cannon Beach Proposed Fee Schedule Exhibit A

COMMUNITY DEVELOPMENT - BUILDING CODES

A. 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.

New One and Two-Family Dwelling Permits

\$1 - \$2250	\$75
\$2,251-\$9,750.....	\$75.00 for the first \$2,251 plus \$3.00 for each additional \$100, or fraction thereof
\$9,751-\$19,500.....	\$300.00 for the first \$9,751 plus \$2.50 for each additional \$100 or fraction thereof
\$19,501-\$96,830.....	\$543.75 for the first \$19,501 plus \$1.75 for each additional \$100 or fraction thereof
\$96,831 & up	\$1897.03 for the first \$96,831 plus \$1.00 for each additional \$100 or fraction thereof

Commercial Structural/Mechanical/Fire Suppression and Alarm, Multi-Family and Industrial Permits and all Other Residential Construction

\$1 - \$500	\$106
\$501-\$2,000.....	\$106.00 for the first \$500 plus \$3.32 for each additional \$100, or fraction thereof
\$2,001-\$25,000.....	\$155.80 for the first \$2,000 plus \$13.26 for each additional \$1,000 or fraction thereof
\$25,001-\$50,000.....	\$460.78 for the first \$25,000 plus \$9.95 for each additional \$1,000 or fraction thereof
\$50,001-\$100,000.....	\$709.53 for the first \$50,000 plus \$6.64 for each additional \$1,000 or fraction thereof
\$100,001 & up	\$1041.53 for the first \$100,000 plus \$5.53 for each additional \$1,000 or fraction thereof

Other Structural Fees

Structural Plan Review	75% of building permit fee
Additional Plan Review (when applicable) 30 minute minimum	\$54/hour
Fire and Life Safety Review	50% of building permit fee
Reinspection – per each.....	\$106
Each additional inspection, above allowable – per each	\$106
Inspection for which no fee is specifically indicated (as required) – one hour minimum.....	\$106/hour
Inspection outside of normal business hours – hourly, 2 hour minimum	\$106/hour
Deferred Submittal Plan Review Fee.....	65% of the building permit fee calculated using the valuation of the deferred portion with a \$250 minimum (in addition to standard plan review fees)
Phased Project Plan Review Fee	\$315 minimum plus 10% of total project building permits, not to exceed \$1500 for each phase. In addition to standard plan review fees.
Structural Demolition – complete demolition, not subject to State Surcharge	\$106
Structural Minimum Permit fee	\$106

B. 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	\$400
2,001 – 3,600 square feet	\$500
3,601 – 7,200 square feet	\$650
Greater than 7,201 square feet	\$800
Commercial Fire Suppression.....	Fee as per Structural Permit Fee Table by Valuation

C. Solar Structural Installation Permits

Solar Permit - Prescriptive Path System, fee includes plan review \$250

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.

D. Investigation Fees

Actual or average cost may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines.

Investigation fee – hourly \$106/hour, minimum of two hours

E. Manufactured Dwelling Placement Permit Fees

Placement fee includes 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" 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.

Manufactured Dwelling Placement fee	\$202
Earthquake resistant bracing system (when not part of original dwelling installation)	\$126
Manufactured Dwelling Cabana	Requires separate structural permit – See Structural Permit Schedule
State of Oregon Manufactured Dwelling Fee	\$30

F. 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 Table 1 as referenced for each.

G. Mechanical Permit Fees

Minimum Fee	\$106
Air Handling Unit	\$41 per appliance
Air Conditioning Unit	\$56 per appliance
Alteration of Existing HVAC System	\$41 per appliance
Attic/Crawl Space Fans.....	\$28 per appliance
Chimney/liner/flue/vent	\$45 per appliance
Clothes dryer exhaust	\$41 per appliance
Decorative Gas Fireplace	\$41 per appliance
Evaporative Cooler other than portable	\$73 per appliance
Floor furnace, including vent	\$56 per appliance
Flue vent for water heater or gas fireplace	\$41 per appliance
Furnace – greater than 100,000 BTU.....	\$65 per appliance
Furnace – up to 100,000 BUT	\$56 per appliance
Furnace/burner including duct work/vent/flue	\$56 per appliance
Gas or wood fireplace insert	\$41 per appliance
Gas fuel piping outlets (one to four)	\$23
Gas fuel piping outlets (more than four)	\$7 each
Heat pump	\$73 per appliance
Hood served by mechanical exhaust, including ducts for hood	\$41 per appliance
Mini-split system	\$73 per appliance
Range hood/other kitchen equipment	\$41 per appliance
Suspended heater, recessed wall heater or floor-mounted unit heater	\$56 per appliance
Ventilation fan connected to a single duct	\$28 per appliance
Ventilation system not part of heating or AC system authorized by a permit	\$41 per appliance
Wood/pellet stove	\$41 per appliance
Other fuel appliance	\$41 per appliance
Other heating/cooling	\$41 per appliance
Other environment exhaust/ventilation	\$41 per appliance
Water Heater	\$41 per appliance

Other Mechanical Fees

Mechanical Plan Review (when applicable)	35% of Mechanical Permit Fee
Additional Plan Review (when applicable, 30 minute minimum)	\$54/hour
Re-Inspection – per each	\$106
Each additional inspection over the allowable – per each	\$106
Inspections –Mechanical, Outside of Normal Business Hours (minimum charge 2 hours)	\$106/hour
Inspections – Mechanical, for which no fee is specifically indicated (minimum charge 1 hour)	\$106/hour
Investigation Fee – Mechanical	See Structural Investigation Fees
Minimum Mechanical Permit Fee	\$106

H. Plumbing Permit Fees

New One and Two-Family Dwellings

Includes one kitchen, first 100 feet of each of site utilities, hose bibbs, icemakers, underfloor low-point drains and rain drain packages that include the piping, gutters, downspouts and perimeter systems. Half-baths counted as whole.

One Bathroom, One Kitchen	\$360
Two Bathrooms, One Kitchen	\$393
Three Bathrooms, One Kitchen	\$443
Each additional bathroom, half bathroom > 3, kitchen >1	\$52
Each additional 100 feet of sanitary, storm and water service or fraction thereof	\$45
Stormwater retention/detention tank facility	\$94
Swimming Pool Piping	\$62
Alternative Potable Water Heating System	\$65
All other plumbing fixtures, appliances or appurtenances (each)	\$28

All Other and Existing Residential Additions/Remodels or Alterations

Residential Minimum Fee	\$106
Plumbing fixtures, appliances, appurtenances (each)	\$28
Water service, storm or sanitary sewer (first 100 feet)	\$82
Each additional 100 feet of sanitary, storm and water service or fraction thereof	\$45

Commercial, Multi-Family and Industrial

New, additions, remodels and alterations

Commercial Minimum Fee	\$175
Plumbing fixtures, appliances, appurtenances (each)	\$28
Water service, storm or sanitary sewer (first 100 feet)	\$82
Each additional 100 feet of sanitary, storm and water service or fraction thereof	\$45

Commercial Medical Gas Installation

Fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixture and appliances.

\$1 – 5000	\$106
\$5001 – 10,000	\$106 for the first \$5,000 plus \$3.20 for each additional \$100 or fraction thereof
\$10,001 – 100,000	\$266 for the first \$10,000 plus \$10.99 for each additional \$1,000 or fraction thereof
\$100,001 and above	\$1,255.10 for the first \$100,000 plus \$7.80 for each additional \$1,000 or fraction thereof

Residential Fire Suppression

Multipurpose/Continuous Loop System 13D, fee includes plan review (See Structural Fee Section for Standalone System 13R)

Square footage of the residential structure to be covered:

Up to 2,000 square feet	\$250
2,001 – 3,600 square feet	\$300
3,601 – 7,200 square feet	\$350
Greater than 7,201 square feet	\$400

Other Plumbing Fees

Plumbing Plan Review (when applicable)	35% of Mechanical Permit Fee
Additional Plan Review (when applicable, 30 minute minimum)	\$54/hour
Re-Inspection – per each	\$106
Each additional inspection over the allowable – per each	\$106
Inspections – Plumbing, Outside of Normal Business Hours (minimum charge 2 hours)	\$106/hour
Inspections – Plumbing, for which no fee is specifically indicated (minimum charge 1 hour)	\$106/hour
Investigation Fee – Plumbing	See Structural Investigation Fees
Minimum Plumbing Permit Fee	\$106

I. Re-instatement of Expired Permits

Subject to state surcharge.

Expired permits not yet 12 months past their expiration date (Each code discipline) ... ½ the original permit fee or \$212, whichever is greater.

Expired permits over one year past their expiration date New application with current valuation fees.

Expired permits lacking only the final inspection\$106

However, in the event the governing code has been updated, additional cost and requirements may be necessary.

J. Permit Extension Fees

Extension of permits shall be requested in writing with justifiable cause demonstrated. Extension requests must be received prior to the expiration of the date of permits. Not subject to State Surcharge.

Residential extension fee (includes each code discipline) \$106

Commercial extension fee (includes each code discipline) \$106

NOTE: It is not the responsibility of the City of Cannon Building Department to notify the permit holder of expiration dates.

K. Miscellaneous Fees

Temporary Certificate of Occupancy, Residential, Maximum 30 days (No charge for permanent certificates) \$200

Temporary Certificate of Occupancy, Commercial, Maximum 30 days (No charge for permanent certificates) \$200

Change of Use or Change of Occupancy permit fee, when no structural work is proposed\$126



City of Cannon Beach Proposed Fee Schedule Exhibit B

COMMUNITY DEVELOPMENT - PLANNING

Pursuant to ORS 215.416(10), the following fees represent the average cost of processing each permit application. If the actual cost of processing a permit processed as a Type II, Type III, or Type IV procedure or an appeal of a Type II or Type III decision exceeds the amount of the fee by more than 20% because of the detailed nature of the proposal or the number of hearings that are required, the applicant shall be responsible for paying the full amount of the actual cost.

Administrative Appeal	\$400
Amendment to the Comprehensive Plan	\$1000
Amendment to the Zoning Ordinance.....	\$1000
Amendment to the Zoning Map.....	\$1000
Annexation.....	\$1000
Appeal: Planning/DRB decision – On the record	\$200
De Novo.....	\$400
Comprehensive Plan Text Amendment	\$1000
Conditional Use Permit/Permit Extension	\$450
Design Review Plan: Major Modification	\$200
new application <3000 sf	\$400
new application >3000 sf	\$500
Developmental Permit – Type 2	\$75
Developmental Permit – Type 3	\$200
Lot Line Adjustment	\$100
Off-Street Parking & Loading Facilities Variance	\$400
Partition	\$400
Reimbursement District.....	\$750
Right-of-Way Encroachment Waiver	\$400
Right-of-Way Access Permit	\$25
Setback Reduction	\$400
Sign Permit	\$50
Freestanding Sign Permit	\$100
Short-Term Rental Permit- Annual Renewal Fee	\$75
Short-Term Rental Permit – Inspection Fee	\$106
Short-Term Rental Permit - Change of Local Representative	\$75
Sign Variance	\$400
Street Vacation	\$925
Subdivision/Planned Development	\$2000
Subdivision/PUD Extension	\$450
Tree Removal Permit 1-4 Trees	\$50
5 or more trees	\$100
Variance/Variance Extension.....	\$400
Plan Review – Residential Structures	
\$0 to \$100,000	\$106
\$100,001 to \$200,000	\$159
\$200,001 and up	\$212
Plan Review – Commercial Structures	
\$0 to \$100,000	\$106
\$100,001 to \$200,000	\$318
\$200,001 and up	\$424
Additional plan review when applicable – all trades, 30 minute minimum	\$54/hour