RESOLUTION NO. 5715

A RESOLUTION AMENDING THE FEE SCHEDULE FOR CERTAIN BUILDING DIVISION FEES AND REPEALING RESOLUTION NO. 4534.

WHEREAS, building fees were last updated on October 24, 2001, by Resolution No. 4534; and

WHEREAS, the City Council reviewed the existing building fees on November 10, 2008, and held a public hearing on the proposed fees on December 08, 2008; and

WHEREAS, the existing fee schedule does not conform to Oregon Administrative Rules.

NOW, THEREFORE, BE IT RESOLVED that the building inspection, electrical inspection, and related permit fees shown in Exhibit A, attached hereto, are adopted by the City of Albany.

BE IT FURTHER RESOLVED that the updated fee schedule shall become effective January 1, 2009.

BE IT FURTHER RESOLVED that Resolution No. 4534 is hereby repealed.

DATED AND EFFECTIVE THIS 17th DAY OF DECEMBER 2008.

Mayor

ATTEST:

City Clerk

CITY OF ALBANY BUILDING PERMIT FEES

1. CONSTRUCTION BUILDING PERMITS:

Non-Residential & Residential

Total Valuation**	Fee
$0 to $25,000	$50.00* for the first $2,000 plus $7.40 for each additional $1,000 or fraction
$25,001 to $50,000	$220.00 for the first $25,000 plus $5.50 for each additional $1,000 or fraction
$50,001 to $100,000	$360.00 for the first $50,000 plus $4.30 for each additional $1,000 or fraction
$100,001 and up	$575.00 for the first $100,000 plus $3.20 for each additional $1,000 or fraction

*Maximum of one inspection.
**See Valuation Table located on previous page.

Plus 12% state surcharge

Plus $1.00 per square foot residential and $.50 per square foot commercial School Construction Excise Tax.

Plus Document Imaging Charge of $1.00 per page

2. PLUMBING PERMITS:

New 1 & 2 Family Dwelling

Fee includes the first 100 ft of water and sewer service, hose bibbs, icemakers, underfloor low-point drains and rain drain packages that include the piping, gutters, downspouts and perimeter system.
Note: A half bath is equivalent to a single bathroom.

One Bathroom & Kitchen $313.00
Two Bathrooms & Kitchen 363.00
Three Bathrooms & Kitchen 413.00
Each additional Bath/Kitchen 50.00

Commercial, Multifamily, Manufactured Dwellings, 1 & 2 Family Dwelling
New*, Additions, Alterations, Repairs, & Accessory Structures

***Excludes 1 & 2 Family Dwelling, see fee schedule above.**

Backflow preventer (water) $50.00
Backwater valve (storm sewer) 50.00

Base permit fee $50.00
plus Plumbing fixture or items (per fixture or item) 10.00
Includes: Absorption valve, clothes washer, dishwasher, drinking fountain, ejectors/sump, expansion tank, floor drain/sink/tub, garbage disposal, hose bibb, icemaker, primer, sewer cap, sink/basin/lavatory, tub/shower/shower pan, urinal, water closet, other fixtures or items not named above.

Sewer:
First 50 feet $33.00
For each additional 100 feet or portion 28.00

Water service:
First 50 feet $33.00
For each additional 100 feet or portion 28.00

Storm and rain drain:
First 50 feet $33.00
For each additional 100 feet or portion 28.00

Manufactured home space (if not covered by siting fee) $28.00
Gas water heater $7.00
Plumbing Plan Review – When required or requested ..... 25% of the permit fee
Minimum permit fee 50.00

Medical Gas Installation

Fees based on valuation of installation costs and system equipment, including but not limited to, inlets, outlets, fixtures and appliances (rounded up to the nearest dollar).

Total Valuation**	Fee
$0 to $25,000	$50.00* for the first $2,000 plus $7.40 for each additional $1,000 or fraction
$25,001 to $50,000	$220.00 for the first $25,000 plus $5.50 for each additional $1,000 or fraction
$50,001 to $100,000	$360.00 for the first $50,000 plus $4.30 for each additional $1,000 or fraction
$100,001 and up	$575.00 for the first $100,000 plus $3.20 for each additional $1,000 or fraction

*Maximum of one inspection.

Minimum permit fee $50.00

Plumbing plan review** ..... 25 % of the permit fee
**Plan review is required on all Medical Gas Installations

3. MECHANICAL PERMITS:

1& 2 Family Dwelling/ Manufactured Dwellings:
New, Additions, Alterations, Repairs, & Accessory Structures

Base permit fee $50.00

Unit Fee Schedule:

Wood stove – freestanding/insert (pellet stove) $17.00
Gas Stoves – freestanding/insert 39.00
Additional gas appliances 7.00
Air conditioner/compressor or forced-air or gravity-type furnace or burner, including ducts and vents
to and including 100,000 Btu,h 7.00
over 100,000 Btu/h 8.50
Each ventilation fan connected to a single duct 3.50
Other equipment 7.00

Remodel:
Each duct line extension ..... $7.00 ea
Each gas line extension or outlet ..... 7.00 ea

Commercial & Multifamily: New, Alterations, Additions, Repairs, & Accessory Structures

The valuation used to determine the commercial mechanical permit fee shall include the value (rounded up to the nearest dollar) of all mechanical materials, equipment, labor, overhead and profit.

Total Valuation**	Fee
$0 to $25,000	$50.00* for the first $2,000 plus $7.40 for each additional $1,000 or fraction
$25,001 to $50,000	$220.00 for the first $25,000 plus $5.50 for each additional $1,000 or fraction
$50,001 to $100,000	$360.00 for the first $50,000 plus $4.30 for each additional $1,000 or fraction
$100,001 and up	$575.00 for the first $100,000 plus $3.20 for each additional $1,000 or fraction

*Maximum of one inspection.

Mechanical Plan Review – When required or requested ..... 25% of the permit fee

4. PLAN REVIEW:

Non-Residential & Residential

65% of building permit fee PLUS 25% of plumbing when required and mechanical permit fees for the review of applicable requirements such as limit controls, storm drainage, fixture clearances, ventilation, combustion air, etc. Hourly rate for additional or predevelopment consultation plan review/research is $50.00 per hour. 40% of building permit fee for fire/life safety on commercial permits.

Plus land use plan review for building permits:
Minimum ..... $50/hr (1/2 hr min.)

Plus floodplain/flood hazard zone review:
5% of building permit fee when project is within flood hazard zone.

Third-party plan review ..... 50/hr (2 hr min.)

Application for alternate materials and methods; or
Review of non-code state-approved items ..... 50/hr (2 hr min.)

5. PARKING LOT PERMITS:

1 - 25,000 square feet ..... $0.04/sq. ft.
25,001 - 99,999 square feet ..... 0.025/sq. ft.
100,000 and more square feet ..... 0.01/sq. ft.
Remodel/review ..... 0.02/sq. ft.
plus $50/hr review (2 hour min.)

New parking lot plan review ..... 65% of permit fee

Plus Document Imaging Charge of $1.00 per page

6. MANUFACTURED HOME PERMITS:

Manufactured home setup $222.50
plus 12% state surcharge 26.70
State fee 30.00

$222.50 installation fee allows three inspections total. These include the stand and lot preparation, all support blocking, Earthquake-Resistant Bracing System (ERBS), flood and wind anchoring devices, perimeter skirting, underfloor access and ventilation, mechanical crossovers and terminations and temporary steps. This fee also includes electrical feeder, plumbing connections, and all cross-over connections. Accessory structures, utility connections beyond 30 lineal feet and/or new or additional electrical services or plumbing may require additional permits. This permit does not include an electrical service.

Plus Document Imaging Charge of $1.00

7. MISCELLANEOUS PERMITS/FEES:

Minimum permit fee $35.00
Moving a building 56.00
Demolition 40.00
plus plumbing fee also assessed if sewer is to be capped
Change of occupancy 100.00
plus research fee 50.00/hr
Address reassignment or change 35.00

Deferred Submittal** ..... 25% of building permit fee calculated using
(Applies to both separate and combo permits) ..... value of deferred portion(s)
..... $50.00 minimum

Phased Project** ..... In addition to regular permit fees, 10% of total
..... project building permit fee for each phase.
..... $50.00 minimum, not to exceed $1,500 for each phase.

** In addition to plan review fees.

Reinspection Fee ..... 50.00/ hr (1 hr min.)

8. **MISCELLANEOUS INSPECTIONS:**

Minimum $50.00

Investigation Fees: Costs for additional inspections/review/engineering required for investigations needed by the Building Official shall be recovered at cost plus 30% overhead. These activities may include, but are not limited to, actions necessary to issue a new or revised Certificate of Occupancy, costs associated with third-party review, complaint investigation, additional inspections, annual reviews, etc.

Plus 12% state surcharge

Plus Document Imaging Charge of $1.00 per page

9. **SIGN PERMITS:**

Base (Minimum) $28.00
Structural inspection and review covered under Construction Permits/Plan Review.
Freestanding and projecting signs (per sq. ft.) 0.50
All other signs (per sq. ft.) 0.40
Temporary Signs (initial cost) 11.00

Plus Document Imaging Charge of $1.00 per page

10. **ELECTRICAL PERMITS:**

RESIDENTIAL PER UNIT:

1000 sq. ft. or less $94.50
Each additional 500 sq. ft. or portion 16.50
Limited energy (in conjunction with above or other permit only) 25.00
Each manufactured home/modular service/feeder 44.50

SERVICES OR FEEDERS:

Installation, Alterations or Relocation – no circuits included

200 amps or less	$55.50
201 to 400 amps	66.50
401 to 600 amps	89.00
601 to 1000 amps	144.50
1000+ amps or volts	333.50
Reconnect only	39.00

TEMPORARY SERVICES OR FEEDERS:

Installation, Alterations, or Relocation

200 amps or less	$ 39.00
201 to 400 amps	44.50
401 to 600 amps	89.00
1000+ amps or volts	333.50

BRANCH CIRCUITS:

New, alteration, or extension per panel

Branch circuits with purchase of service or feeder fee	$2.25 each
Branch circuits without purchase of service or feeder fee	39.00
Each additional	2.25

MISCELLANEOUS:

Service or feeder NOT included

Pump or irrigation circle	$40.00
Sign or outline lighting	40.00
Signal circuits or limited energy panel, alteration/extensions	40.00
Fire alarm panel, see Section 11	

ADDITIONAL INSPECTION FEES OVER THE ALLOWABLE IN ANY OF THE ABOVE:

Per inspection	$39.00
Miscellaneous hourly fee for inspections and industrial plant inspections	65.00

Plus 12% state surcharge

Plus Document Imaging Charge of $1.00 per page

PLAN REVIEW FEE:

25% of electrical permit, if required (see application).

11. FIRE SPRINKLER PERMITS:

Residential Fire Suppression Systems

Fee includes plan review

Square Footage	Fee
0 to 2,000 SF	$200.00
2,001 to 3,600 SF	$250.00
3,601 to 7,200 SF	$325.00
7,201 SF +	$410.00

Note: WIRSBO systems require licensed plumber to perform work.

Separate plumbing permit may be required for all systems.

Commercial Fire Suppression Systems

Add/replace valves, attachments or devices ..... $ 42.50 each
Fire pump installation or replacement (less than 1000 gpm) ..... 100.00 each
Fire pump installation or replacement (1000 gpm or more) ..... 200.00 each
Hood suppression systems (per hood) 80.00

Hydrants (including PIVs)
- 1 to 3 ..... $180.00
- More than 3 ..... 60.00 each

New, lower/raise, and relocate fire sprinkler heads
- 1 to 25 ..... $75.00
- 26 to 50 ..... 125.00
- 51 to 100 ..... 200.00
- 101 to 200 ..... 285.00
- 201 to 300 ..... 325.00
- 301 to 500 ..... 480.00
- 501 to 1000 ..... 1000.00
- 1001 to 2000 ..... 1740.00
- 2001 to 3000 ..... 2250.00
- 3001 to 4000 ..... 2680.00
- 4001 to 5000 ..... 3850.00
- 5001 to 6000 ..... 3000.00
- over 6000 fire sprinkler heads, for the first 6000 ..... 2000.00
- each 100 heads or fraction thereof over 6000 ..... 20.00

Each riser $50.00
Hydrostatic test (per riser) 40.00
Flush test (per test/per riser) 40.00
Storage tank (in addition to separate building permit) 150.00

PLAN REVIEW FEE:
40% of fire sprinkler permit ($50.00 minimum).
Revisions ..... $50.00/ hr (1 hr min.)
Additional inspections/plan review as required by Building Official 50.00/hr

Plus 12% state surcharge

Plus Document Imaging Charge of $1.00 per page

12. FIRE ALARM PERMITS:

****Separate electrical permit required in addition:**

Each riser $50.00
Fire alarm control panel 50.00

SIGNAL INITIATING AND NOTIFICATION TYPES:

Signal initiating devices: detectors, manual pull stations, water flow, tamper switches
- 1-10 ..... $50.00
- 11-20 ..... 75.00
- Each additional 30 (or fraction thereof) 25.00

Notification devices: bells, chimes, strobes, horns, annunciators, etc.
- 1-10 ..... $50.00
- 11-20 ..... 75.00
- Each additional 30 (or fraction thereof) 25.00

Plus 12% state surcharge

Plus Document Imaging Charge of $1.00 per page

PLAN REVIEW:

40 % of fire alarm permit, $50.00 minimum.

Each permit receives up to 3 rough and up to 2 final inspections, 1 hour each, at no additional charge. Permit fees are based on one hour per inspection.

PUBLIC WORKS UTILITY FEES/CHARGES

July 1, 2007 through June 30, 2009
(Updated July 1, 2008)

❖ **WATER *System Development Charges:***

Single-Family Residential,	3/4" meter	$ 2,023
Commercial, or Industrial	1" meter	$ 3,379
(Based on water meter size)	1½" meter	$ 6,736
2" meter	$ 10,783	
3" meter	$ 21,586	
4" meter	$ 33,724	

❖ **WATER *Service Installation***:***

Water Meter Size	Service Installation Charge (w/meter)	Meter Drop-in Charge
3/4"	$ 2,950	$ 160
1"	$ 2,975	$ 180
1½"	actual cost	$ 530
2"	actual cost	$ 570

***(Water services larger than 2-inches must be constructed privately under a **Permit for Private Construction of Public Improvements** obtained from the Public Works Engineering Division.)*

❖ **WATER *Connection Charges:***

Single-Family Zones	$ 26/linear foot	(full lot frontage, 50 foot min)
Multi-Family, Comm., Ind. Zones	$ 36/linear foot	(full lot frontage, 50 foot min)

*One service line installation with a meter box is included if one does not exist. Meter drop-in charge **does** apply.*

❖ **SANITARY SEWER *System Development Charges:***

Residential	$ 2,376/dwelling unit	
Commercial/Industrial (Low Strength)	$ 2,376 (first 6 fixtures)	$ 396 each add'l fixture
Commercial/Industrial (Medium Strength)	$ 3,458 (first 6 fixtures)	$ 576 each add'l fixture
Commercial/Industrial (High Strength)	$ 5,533 (first 6 fixtures)	$ 922 each add'l fixture

❖ **SANITARY SEWER *Connection Charges:***

All uses	$ 46/linear foot	(full lot frontage, 50 foot min)

One service line installation to the property line cleanout is included if one does not exist.

❖ ***North Albany* SANITARY SEWER *In-Lieu-of Assessments:***

North Albany Interceptor	$ 2,442 per gross acre
North Albany Collector (in district)	$ 5,507 each additional lot created (within 150 feet)
North Albany Collector (out of district)	$ 7,867 per benefit

❖ **STORM DRAINAGE *Connection Charges:***

All uses	$ 42/linear foot	(full lot frontage, 50 foot min)

STREET *System Development Charges:*

Single-Family Residential	$ 1,719
Multi-Family/Duplex	$ 1,207/dwelling unit
Manufactured Home in Park	$ 896
Institutional, Comm., Office, Indust.	(variable – based on projected traffic volumes)

❖ **STREET *Connection Charges:***

All uses	$ 77/linear foot	(full lot frontage, 50 foot min)

❖ ***North Albany* STREET *Improvement Assurance Charges:***

Development Adjacent to Collector/Arterial Streets in North Albany	$ 210/linear foot

❖ **ENCROACHMENT PERMIT:**

For all work performed within the public right-of-way. Utility taps, sidewalk and driveway work, etc.	$ 30

PUBLIC WORKS DEFINITION OF FEES

SYSTEM DEVELOPMENT CHARGES:

System Development Charges (SDCs) are those fees charged to satisfy that portion of new demand on parks, transportation, water, and wastewater services generated specifically by a new development. Adequate funding for growth-driven capital improvements is necessary to maintain health, safety, commerce, and quality of life within a community. In an effort to secure a constant, equitable framework by which SDCs are collected and disbursed the Oregon State Legislature adopted a State law (House Bill 3224) which regulates SDCs.

The bill establishes requirements for the calculation of fees, and specifies that fees collected must be spent on the capital improvement projects for which they have been assessed. The City is required to provide an annual accounting of SDCs showing the amount collected for each system and the projects that were funded.

SDCs are divided into two categories:

(1) Reimbursement Fees, which pertain to existing capital improvements, or those under construction, and

(2) Improvement Fees, which pertain to future capital improvements. An SDC can be assessed for either fee category, or for both. Credit may be given against an SDC when a developer is required to construct a qualified public improvement that meets certain conditions.

SEWER/WATER/STORM/STREET CONNECTION CHARGES:

A Connection Charge shall be due and payable when any property connects to the City's sanitary sewers, water, storm drains, and/or improved streets, which no assessment has previously been levied or for which the cost of constructing the sanitary sewer, water distribution facility, storm drain, and/or improved streets has not been paid by the property.

At the time when a development request is initiated, the Finance Department along with the Public Works Department will determine when the sewer/water/storm/streets were built, and how they were paid for to see if a "connection" fee is due. Engineering Services will determine the amount based on the formula in the Municipal Code. **Please call Engineering Services at (541) 917-7676 for information.**

Prior to planning a development or purchasing a piece of property, it is recommended that a check on the property be completed to see if connection fees are due. These fees will not usually show up as an encumbrance in a preliminary title report.

NORTH ALBANY MAJOR STREET IMPROVEMENT FUND:

Development approval for sites fronting arterial and collector roadways in North Albany are

subject to contributing one-half of the cost of a typical local street improvement, including sidewalk and drainage to help pay for the non-over sizing portion of future improvements to major roadways in North Albany. **Please call the Engineering Division at (541) 917-7676 for information.**

PUBLIC WORKS FILL PERMIT FEE SCHEDULE

No. Of Cubic Yards	Permit Fees:	Plus Fees Per Add'l. Cubic Yds.	Plan Review Fee:
0- 1,000	$190.00 1st 100 cubic yds.	$ 10.50 ea. add'l. 100 cubic yds. or fraction	$ 187.50 **plus $500.00***
1,001 - 10,000	$282.00 1st 1,000 cubic yds.	$ 9.00 ea. add'l 1,000 cubic yds. or fraction	$195.00 **plus $500.00***
10,001 - 100,000	$363.00 1st 10,000 cubic yds.	$ 40.50 ea. add'l 10,000 cubic yds. or fraction	$195.00 1st 10,000 cubic yds. **plus** $15 ea. add'l 10,000 cu.yds. or fraction **plus $800.00***
100,001-200,000	$727.50 1st 100,000 cubic yds.	$40.50 ea. add'l 10,000 cubic yds. or fraction	$330.00 1st 100,000 cu. yds. **plus** $9.00 ea. add'l 10,000 cu. yds. or fraction **plus $800.00***
200,001 or more	same as above	same as above	$424.00 1st 200,000 cu. yds. **plus** $4.50 ea. add'l 10,000 cu. yds. or fraction **plus $1,000.00***

***Deposit for expected engineering review costs. Unused deposits, or partial credits will be credited to permit at time of issuance. Deposit may be waived by Permitting & Development Services Engineer on small projects that do not require engineering.**

Other Fees: Additional plan review/inspection required because of the uniqueness or size of the project or by changes, additions or revisions to approved plans as determined by the Permitting & Development Services Engineer are: ..... $65.00 per hour[1] (minimum charge-one-half hour).

Inspections outside of normal business hours $50.00 per hour[1]

Reinspection fees assessed under provisions of Section 305(g) ..... $50.00 per hour[1]

Inspections for which no fee is specifically indicated ..... $50.00 per hour[1]

Plus Document Imaging Charge of $1.00 per page

STREET TREE FEES

Please call the Engineering Division at (541) 917-7676 for fee calculation.

PARKS SYSTEM DEVELOPMENT CHARGES:

Please call the Parks and Recreation Department at (541) 917-7777 for information.

RESIDENTIAL CONSTRUCTION THAT INCLUDES BEDROOMS:
Including Manufactured Home Placement Permits

Per bedroom..... $255.00
Per square foot of new construction $0.49

PLANNING FEES

Type of Application	Current Fee (c) (7/1/2008 to 6/30/2009)
Adjustment (Type I)	$63
Annexations – (set by separate resolution)	Varies
Appeals	
Appeal to City Council (Type III)	$750
Appeal to PC only (Type I-L that had a neighborhood meeting)	$250
Appeal to Hearings Officer-Expedited Land Div.	$300 dep./max $500 (a)
Comprehensive Plan Amendment (Type IV)	
Map Amendment – Without Concurrent Zoning Map Amend.	$3,129
Map Amendment – Concurrent with Zoning Map Amendment	$4,381
Text Amendment	$3,504
Conditional Use 1 (Type III)	
New Construction	$2,505 plus (b)
Existing Building	$1,626
Parking Lot Modification	$920
Additional fee if traffic report required	$626
Additional fee if Design Standards apply	$274
Conditional Use 2 (Type II)	
New Construction	$1,626 plus (b)
Existing Building	$920
Parking Lot Modification	$920
Residential Accessory Building	$376
Development Code Text Amendment (Type IV)	$3,393
Historic Review	
Exterior Alteration (Type I and Type I-L)	$38
New Construction (Type I and Type I-L)	$38
Demolition/Moving (Type III)	$626
Interpretation of the Code	
Quasi-Judicial (Type II)	$626
Legislative (Type IV)	$1,250
Land Divisions	
Partition *(2 or 3 parcels)*	
Tentative Plat – (Type I-L, Expedited)	$2,002
Tentative Plat – (Type III)	$2,879
Tentative Replat – (Type I-L)	$250
Final Plat – (Type I)	$505
Subdivision *(4 or more lots)*	
Tentative Plat – (Type I-L, Expedited)	$2,253 + $50 per lot
Tentative Plat – (Type III)	$3,129 + $50 per lot
Additional fee if traffic report required	$626
Tentative Replat – (Type I-L)	$250
Final Plat (Type I)	$630

Notes:
(a) Per ORS 197.375;
(b) Plus 0.15% of development's construction value over $150,000. Construction value excludes the cost of the land.
(c) Same fees apply to modification of an approved project.
(d) The fee for a public hearing on a tentative decision shall be paid by the applicant,not the person requesting the hearing.

REFUND POLICY: In cases of withdrawal of an application, refund of fees may be applicable, less costs incurred, as determined by the Director. Generally refunds of 80% will be made for a withdrawn application if it made in writing prior to the City sending out the Notice of Filing or Notice of Public Hearing and preparation of the staff report has not begun. If the notice has been sent but the staff report is not being prepared, then 50% of the application fee will be refunded. No refund will be provided for applications on which work on a staff report has begun.

Exception: Refund policy of an appeal of an expedited land division shall follow ORS 197.375 regulations.
There is no fee for land use applications initiated by City of Albany General Fund departments.

PLANNING FEES (continued)

Land Use Status Letter (Type I)	$53
Manufactured Home Park (Type I-L)	$2,253 + $20 per lot
Additional fee if in floodplain (Type III)	$876
Additional fee if traffic report required	$626
Nonconforming Situations (Type II)	
New Construction	$750
No New Construction	$376
Planned Development – 3-Step Process	
Preliminary (Type I)	$1,376
Interim (Type III)	$3,504
Final (Type I)	$626
Additional fee if traffic report required	$626
Property Line Adjustment (Type I)	$250
Request for Public Hearing (Type II)	$750 (d)
Revision to Application in Process	$249
Additional fee if renotification required	$124
Revised Decision	
Staff Decision (Type I, II or I-L)	$376
PC or CC Decision (Type III or IV)	$876
Site Plan Review (c)	
Option A (new construction) (Type I-L)	$2,379 plus (b)
Option B (modify existing development) (Type I-L)	$1,626
Option C (change of use-existing development) (Type I)	$0
Parking Lot Modification (Type I-L, Option B)	$876
Residential Accessory Buildings (Type I-L)	$376
Additional fee if traffic report required	$626
Additional fee if Design Standards apply	$274
Special Requests-Temporary Uses (Type I)	
Medical Hardship; Temporary Uses; Temporary Residence	$124
Tree Felling – 5 or more	
Diseased or Dangerous (Type 1)	$38
Concurrent with a development proposal (Type I-L)	$376
Not concurrent with a development proposal (Type I-L)	$1,000
Urban Growth Boundary Amendment	$5,880
Vacation (Type IV)	
Public Street or Alley	$2,002
Public Easements	$1,753
Variance (Type II)	
First, or individual variance to a code section	$750
Each additional concurrent variance to a code section	$500
Willamette Greenway (Type II)	$1,126
Zoning Map Amendment (Type IV)	$3,129

Notes:
(a) Per ORS 197.375(6)
(b) Plus 0.15% of construction value over $150,000. Construction value excludes the cost of the land.
(c) Same fees apply to Modification of an approved project.
(d) The fee for a public hearing on a tentative decision shall be paid by the applicant, not the person requesting the hearing.

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Exception: Refund policy of an appeal of an expedited land division shall follow ORS 197.375 regulations.
There is no fee for land use applications initiated by City of Albany General Fund departments.

MAPS AND DOCUMENTS

Purchase is optional.

Development Code (text only) $25.00
(dividers) 5.00
(notebook) 5.00
The Development Code contains the City's zoning regulations.

Comprehensive Plan (text only) 20.00
The Comprehensive Plan is the policy guide to decisions about the development of the community.

City of Albany Zoning/Comprehensive Plan Map B 5.00
Size is 2' x 2'

City of Albany Street Map ..... Small 3.00
..... Large 5.00
Streets, tax lots, city limits and the Urban Growth Boundary. The Health Hazard Boundary is shown on one map.

City of Albany Flood Hazard Boundary Maps (Topographic) 5.00
The Flood Hazard Boundary as shown within the Urban Growth Boundary and city limits – elevation contours at two-foot intervals. Areas of trees and brush, structures, streets, log ponds, lumber and storage yards, waterways, playgrounds, manufactured home parks, crops and cemeteries.
Scale is 1" =100'
Size is 2' x 3'

Topographic Maps (North Albany to Tangent) ..... 1" = 200', 12" x 18" 0.75
..... 1" = 100', 2' x 3' 1.50
Elevation contours shown at two foot intervals. Areas of trees and brush, structures, streets log ponds, lumber and storage yards, waterways, playgrounds, manufactured home parks, crops and cemeteries.

Linn County Assessor Maps ..... 8 1/2" x 11" 0.75
..... 18" x 24" 1.00
Subdivision names, streets, tax lots and some acreage amounts.
Scale varies.

Benton County Assessor Maps (North Albany) ..... 8 1/2" x 11" 0.75
..... 18" x 20" 1.00
Subdivision names, streets, tax lots and acreage amounts.
Scale varies.

Oregon State Highway Map (Millersburg to Tangent) 3.00
Streets, highways and public buildings.
Scale is 1"=1,000'
Size is 36" x 42"

EXHIBIT A

CITY OF ALBANY BUILDING PERMIT FEES

1. CONSTRUCTION BUILDING PERMITS:

Non-Residential & Residential

Total Valuation**	Fee
$0 to $25,000	$50.00* for the first $2,000 plus $7.40 for each additional $1,000 or fraction
$25,001 to $50,000	$220.00 for the first $25,000 plus $5.50 for each additional $1,000 or fraction
$50,001 to $100,000	$360.00 for the first $50,000 plus $4.30 for each additional $1,000 or fraction
$100,001 and up	$575.00 for the first $100,000 plus $3.20 for each additional $1,000 or fraction

*Maximum of one inspection.

**See Valuation Table located on previous page.

~~Total Valuation Fee(value of construction is determined by the Building Official)~~

~~$0 to $25,000 $50.00* for the first $2,000 plus $7.40 for each additional $1,000 or fraction~~

~~$25,001 to $50,000 $220.00 for the first $25,000 plus $5.50 for each additional $1,000 or fraction~~

~~$50,001 to $100,000 $360.00 for the first $50,000 plus $4.30 for each additional $1,000 or fraction~~

~~$100,001 and up $575.00687.70 for the first $100,000 plus $3.20 for each additional $1,000 or fraction~~

~~*Maximum of one inspection. See No. 8. MISCELLANEOUS INSPECTIONS. for required additional inspections and plan review fees.~~

Plus 12% state surcharge

Plus $1.00 per square foot residential and $.50 per square foot commercial School Construction Excise Tax.

Plus Document Imaging Charge of $1.00 per page

2. PLUMBING PERMITS:

New 1 & 2 Family Dwelling

Fee includes the first 100 ft of water and sewer service, hose bibbs, icemakers, underfloor low-point drains and rain drain packages that include the piping, gutters, downspouts and perimeter system.
Note: A half bath is equivalent to a single bathroom.

One Bathroom & Kitchen $313.00

Two Bathrooms & Kitchen 363.00
Three Bathrooms & Kitchen 413.00
Each additional Bath/Kitchen 50.00

Commercial, Multifamily, Manufactured Dwellings, 1 & 2 Family Dwelling

New*, Additions, Alterations, Repairs, & Accessory Structures

*Excludes 1 & 2 Family Dwelling, see fee schedule above.

Backflow preventer (water) $50.00
Backwater valve (storm sewer) 50.00

Base permit fee $50.00
plus Plumbing fixture or items (per fixture or item) 10.00
Includes: Absorption valve, clothes washer, dishwasher, drinking fountain, ejectors/sump, expansion tank, floor drain/sink/tub, garbage disposal, hose bibb, icemaker, primer, sewer cap, sink/basin/lavatory, tub/shower/shower pan, urinal, water closet, other fixtures or items not named above.

Sewer:
First ~~50~~50 feet ..... $~~33.~~33.00
For each additional 100 feet or portion ..... ~~28.00~~28.00

Water service:
First ~~50~~50 feet ..... $~~33.00~~33.00
For each additional 100 feet or portion ..... ~~28.00~~28.00

Storm and rain drain:
First ~~50~~50 feet ..... $~~33.00~~33.00
For each additional 100 feet or portion ..... ~~28.00~~28.00

Manufactured home space (if not covered by siting fee) $28.00
Gas water heater $7.00
Plumbing Plan Review – When required or requested ..... 25% of the permit fee
Minimum permit fee 50.00

~~Manufactured home space ..... 28.00~~
~~Minor labels (10) ..... 110.00~~
~~Gas Water Heater ..... 7.00Medical gas (per outlet) 10.00~~
~~plus: medical gas piping ..... 22.00/floor~~
~~medical vacuum system ..... 22.00/floor~~

Medical Gas Installation

Fees based on valuation of installation costs and system equipment, including but not limited to, inlets, outlets, fixtures and appliances (rounded up to the nearest dollar).

Total Valuation**	Fee

EXHIBIT A

$0 to $25,000	$50.00* for the first $2,000 plus $7.40 for each additional $1,000 or fraction
$25,001 to $50,000	$220.00 for the first $25,000 plus $5.50 for each additional $1,000 or fraction
$50,001 to $100,000	$360.00 for the first $50,000 plus $4.30 for each additional $1,000 or fraction
$100,001 and up	$575.00 for the first $100,000 plus $3.20 for each additional $1,000 or fraction

*Maximum of one inspection.

Minimum permit fee $50.00

Plumbing plan review** ..... 25 % of the permit fee
**Plan review is required on all Medical Gas Installations

Plus 12% state surcharge

Plus Document Imaging Charge of $1.00 per page

3. **MECHANICAL PERMITS:**

1& 2 Family Dwelling/ Manufactured Dwellings:

New, Additions, Alterations, Repairs, & Accessory Structures

Base permit fee ..... ~~$50.00~~ $50.00

Unit Fee Schedule:

Wood stove – freestanding/insert (pellet stove) $17.00
Gas Stoves – freestanding/insert 39.00
Additional gas appliances 7.00
Air conditioner/compressor or forced-air or gravity-type furnace or burner, including ducts and vents
to and including 100,000 Btu.h 7.00
over 100,000 Btu/h 8.50
Each ventilation fan connected to a single duct 3.50
Other equipment 7.00

Remodel:
Each duct line extension ..... $7.00 ea
Each gas line extension or outlet ..... 7.00 ea

~~Other appliance or piece of equipment not named above ..... 0.00~~
~~Wood stove – freestanding/insert (pellet stove) ..... $17.00~~
~~Gas stoves – freestanding/insert ..... 39.00~~
~~Additional gas appliances ..... 7.00~~
~~Air conditioner/compressor or forced-air or gravity-type furnace or burner, including ducts and~~

~~Solar~~
~~to and including 100,000 Btu/h ..... $7.00~~
~~over 100,000 Btu/h ..... $9.50~~
~~Each ventilation fan connected to single duct ..... $5.00~~
~~Other equipment ..... $2.00/each~~

~~Remodel:~~
~~Each duct line extension ..... $7.00~~
~~Each gas line extension ..... $5.00~~

Commercial & Multifamily: New, Alterations, Additions, Repairs, & Accessory Structures

The valuation used to determine the commercial mechanical permit fee shall include the value (rounded up to the nearest dollar) of all mechanical materials, equipment, labor, overhead and profit.

Total Valuation**	Fee
$0 to $25,000	$50.00* for the first $2,000 plus $7.40 for each additional $1,000 or fraction
$25,001 to $50,000	$220.00 for the first $25,000 plus $5.50 for each additional $1,000 or fraction
$50,001 to $100,000	$360.00 for the first $50,000 plus $4.30 for each additional $1,000 or fraction
$100,001 and up	$575.00 for the first $100,000 plus $3.20 for each additional $1,000 or fraction

*Maximum of one inspection.

Mechanical Plan Review – When required or requested ..... 25% of the permit fee

Plus 12% state surcharge

Plus Document Imaging Charge of $1.00 per page

4. PLAN REVIEW:

Non-Residential & Residential

65% of building permit fee PLUS 25% of plumbing when required and mechanical permit fees for the review of applicable requirements such as limit controls, storm drainage, fixture clearances, ventilation, combustion air, etc. Hourly rate for additional or predevelopment consultation plan review/research is ~~$50.00~~ $50.00 per hour. 40% of building permit fee for fire/life safety on commercial permits.

Plus land use plan review for building permits:
Minimum ..... ~~$50~~$50/hr (1/2 hr. min.)

Plus floodplain/flood hazard zone review:
5% of building permit fee when project is within flood hazard zone.

Third-party plan review ..... ~~$50~~50/hr (~~$100.00~~ 2 hr min.)

Application for alternate materials and methods; or~~$~~
~~Or~~ Review of non-code state-approved items ..... 50/hr (~~$100.00~~ 2 hr min.)

5. PARKING LOT PERMITS:

1 - 25,000 square feet ..... $0.04/sq. ft.
25,001 - 99,999 square feet ..... 0.025/sq. ft.
100,000 and more square feet ..... 0.01/sq. ft.
Remodel/review ..... 0.02/sq. ft.
plus $~~50~~50/hr review (~~$100~~ 2 hour min.)

New parking lot plan review ..... 65% of permit fee

Plus Document Imaging Charge of $1.00 per page

6. MANUFACTURED HOME PERMITS:

Manufactured home setup .....
..... ~~$167.00~~$222.50

plus 12% state surcharge ..... ~~11.69~~26.70
State fee 30.00
~~NOTE: See plumbing, electrical and mechanical sections for additional fees.~~

$~~167~~222.50 installation fee allows three inspections total. These include the stand and lot preparation, all support blocking, Earthquake-Resistant Bracing System (ERBS), flood and wind anchoring devices, perimeter skirting, underfloor access and ventilation, mechanical crossovers and terminations and temporary steps. ~~(this fee does not include plumbing or electrical connection permit fees).~~ This fee also includes electrical feeder, plumbing connections, and all cross-over connections. Accessory structures, utility connections beyond 30 lineal feet and/or new or additional electrical services or plumbing may require additional permits. This permit does not include an electrical service.

Plus Document Imaging Charge of $1.00

7. MISCELLANEOUS PERMITS/FEES:

Minimum permit fee $35.00
Moving a building ..... ~~56~~56.00
Demolition ..... ~~40~~40.00
plus plumbing fee also assessed if sewer is to be capped
Change of occupancy ..... ~~100.00~~100.00
plus research fee ..... ~~$50~~50.00/hr

Address reassignment or change 35.00

Deferred Submittal** ..... 25% of building permit fee calculated using
(Applies to both separate and combo permits)..... value of deferred portion(s)
.....$50.00 minimum

Phased Project** .....In addition to regular permit fees, 10% of total
..... project building permit fee for each phase.
.....$50.00 minimum, not to exceed $1,500 for each phase.

** In addition to plan review fees.

Reinspection Fee ..... 50.00/ hr (1 hr min.)

8. MISCELLANEOUS INSPECTIONS:

Minimum.....$50.00

Investigation Fees: Costs for additional inspections/review/engineering required for investigations needed by the Building Official shall be recovered at cost plus 30% overhead. These activities may include, but are not limited to, actions necessary to issue a new or revised Certificate of Occupancy, costs associated with third-party review, complaint investigation, additional inspections, annual reviews, etc.

Plus 12% state surcharge

Plus Document Imaging Charge of $1.00 per page

9. SIGN PERMITS:

Base (Minimum)..... $28.00
Structural inspection and review covered under Construction Permits/Plan Review.
Freestanding and projecting signs (per sq. ft.) 0.50
All other signs (per sq. ft.) 0.40
Temporary Signs (initial cost)..... 11.00

Plus Document Imaging Charge of $1.00 per page

~~9. MISCELLANEOUS INSPECTIONS:~~

~~Minimum.....$500.00~~

~~Investigation Fees: Costs for additional inspections/review/engineering required for investigations needed by the Building Official shall be recovered at cost plus 30% overhead. These activities may include, but are not limited to, actions necessary to issue a new or revised Certificate of Occupancy, costs associated with third-party review, complaint investigation, additional inspections, annual reviews, etc.~~

~~Plus 12% state surcharge~~

10. ELECTRICAL PERMITS:

EXHIBIT A

RESIDENTIAL PER UNIT:

1000 sq. ft. or less ..... $~~94.50~~94.50
Each additional 500 sq. ft. or portion ..... ~~16.50~~16.50
Limited energy (in conjunction with above or other permit only) ..... ~~25~~25.00
Each manufactured home/modular service/feeder ..... ~~44.50~~44.50

SERVICES OR FEEDERS:

Installation, Alterations or Relocation – no circuits included

200 amps or less ..... $~~55.50~~55.50
201 to 400 amps ..... ~~66.50~~66.50
401 to 600 amps ..... ~~89.00~~89.00
601 to 1000 amps ..... ~~144.50~~144.50
~~Over 600 amps~~ 1000+ amps or volts ..... ~~333.50~~333.50
Reconnect only ..... ~~39.00~~39.00

TEMPORARY SERVICES OR FEEDERS:

Installation, Alterations, or Relocation

200 amps or less ..... $ ~~39.00~~39.00
201 to 400 amps ..... ~~44.50~~44.50
401 to 600 amps ..... ~~89.00~~ 89.00
1000+ ~~600~~ amps or volts ~~1000 volts~~ ..... ~~333.50~~ 333.50

BRANCH CIRCUITS:

New, alteration, or extension per panel

Branch circuits with purchase of service or feeder fee ..... $ ~~2.25~~ 2.25 each
Branch circuits without purchase of service or feeder fee ..... ~~39.00~~39.00
Each additional ..... ~~2.25~~2.25

MISCELLANEOUS:

Service or feeder NOT included

~~Minor labels (10) ..... $110.00~~
Pump or irrigation circle ..... ~~40.00~~$40.00
Sign or outline lighting ..... ~~40.00~~40.00
Signal circuits or limited energy panel, alteration/extensions ..... ~~40.00~~40.00
Fire alarm panel, see Section 11

ADDITIONAL INSPECTION FEES OVER THE ALLOWABLE IN ANY OF THE ABOVE:

Per inspection ..... $~~39.00~~39.00
Miscellaneous hourly fee for inspections and industrial plant inspections ..... ~~65.00~~65.00

Plus 12% state surcharge

Plus Document Imaging Charge of $1.00 per page

PLAN REVIEW FEE:

25% of electrical permit, if required (see application).

EXHIBIT A

11. FIRE SPRINKLER PERMITS:

Residential Fire Suppression Systems

Fee includes plan review

~~SYSTEMS AND DEVICES~~

~~Add/replace valves, attachments, devices ..... $12.50 each~~

~~Fire pump in relation or replace (not desing 1000 gpm) ..... 100.00 each~~

~~Fire pump installation or replace (over 1000 gpm) ..... 200.00 each~~

~~Head suppression systems (per head) ..... 30.00~~

~~Hydrants (including FDC's)~~

~~1 to 2 ..... $150.00~~

~~More than 2 ..... 60.00 each~~

~~New, low or raise and relocate fire sprinkler heads~~

~~1 to 25 ..... 75.00~~

~~26 to 50 ..... 125.00~~

~~51 to 100 ..... 200.00~~

~~101 to 200 ..... 285.00~~

~~201 to 300 ..... 325.00~~

~~301 to 500 ..... 480.00~~

~~501 to 1000 ..... 1000.00~~

~~1001 to 2000 ..... 1740.00~~

~~2001 to 3000 ..... 2250.00~~

~~3001 to 4000 ..... 2680.00~~

~~4001 to 5000 ..... 2850.00~~

~~5001 to 6000 ..... 3000.00~~

~~over 6000 fire sprinkler heads - for the first 6000 ..... 3000.00~~

~~each 100 heads or fraction thereof over 6000 ..... 20.00~~

~~Each riser ..... 50.00~~

~~Hydrostatic test (per riser) ..... 40.00~~

~~Flush test (per test/per riser) ..... 40.00~~

~~Storage tank (in addition to separate building permit) ..... 150.00~~

~~Plus 12% state surcharge~~

Square Footage	Fee
0 to 2,000 SF	$200.00
2,001 to 3,600 SF	$250.00
3,601 to 7,200 SF	$325.00
7,201 SF +	$410.00

Note: WIRSBO systems require licensed plumber to perform work.

Separate plumbing permit may be required for all systems.

EXHIBIT A

Commercial Fire Suppression Systems

Add/replace valves, attachments or devices ..... $ 42.50 each
Fire pump installation or replacement (less than 1000 gpm) ..... 100.00 each
Fire pump installation or replacement (1000 gpm or more) ..... 200.00 each
Hood suppression systems (per hood) 80.00

Hydrants (including PIVs)
- 1 to 3 ..... $180.00
- More than 3 ..... 60.00 each

New, lower/raise, and relocate fire sprinkler heads
- 1 to 25 ..... $75.00
- 26 to 50 ..... 125.00
- 51 to 100 ..... 200.00
- 101 to 200 ..... 285.00
- 201 to 300 ..... 325.00
- 301 to 500 ..... 480.00
- 501 to 1000 ..... 1000.00
- 1001 to 2000 ..... 1740.00
- 2001 to 3000 ..... 2250.00
- 3001 to 4000 ..... 2680.00
- 4001 to 5000 ..... 3850.00
- 5001 to 6000 ..... 3000.00
- over 6000 fire sprinkler heads, for the first 6000 ..... 2000.00
- each 100 heads or fraction thereof over 6000 ..... 20.00

Each riser $50.00
Hydrostatic test (per riser) 40.00
Flush test (per test/per riser) 40.00
Storage tank (in addition to separate building permit) 150.00

PLAN REVIEW FEE:
40% of fire sprinkler permit ($~~50~~50.00 minimum).
Revisions ..... $~~50~~50.00/ hr. (1~~½~~ hr min.)
Additional inspections/plan review as required by Building Official ..... ~~50~~50.00/hr

Plus 12% state surcharge

Plus Document Imaging Charge of $1.00 per page

12. FIRE ALARM PERMITS:

****Separate electrical permit required in addition:**

Each riser ..... $~~50.00~~50.00
Fire alarm control panel ..... ~~50.00~~50.00

SIGNAL INITIATING AND NOTIFICATION TYPES:

Signal initiating devices: detectors, manual pull stations, water flow, tamper switches
- 1-10 ..... $~~50.00~~50.00
- 11-20 ..... ~~75.00~~75.00
- Each additional 30 (or fraction thereof) ..... ~~25.00~~25.00

Notification devices: bells, chimes, strobes, horns, annunciators, etc.

1-10 ..... $~~50.00~~50.00

11-20 ..... ~~75.00~~75.00

Each additional 30 (or fraction thereof)..... ~~25.00~~25.00

Plus 12% state surcharge

Plus Document Imaging Charge of $1.00 per page

PLAN REVIEW:

40 % of fire alarm permit, $~~50.00~~50.00 minimum.

Each permit receives up to 3 rough and up to 2 final inspections, 1 hour each, at no additional charge. Permit fees are based on one hour per inspection. ~~Permit fees are based on one hour per inspection.~~