

Columbia County Land Development Services

230 Strand, St. Helens, OR 97051
PHONE (503) 397-1501 FAX (503) 366-3902

STRUCTURAL PERMIT FEES

Effective: August 1, 2011

Planning Release.....\$57.00
(If Planning sign-off is required)

The following fees subject to 12% State Surcharge....

There is a **MINIMUM** structural permit fee of

Total Valuation:

\$1.00 to \$6,000.....	\$93.00
\$6,001.00 to \$7,000.00.....	\$102.80
\$7,001.00 to \$25,000.00.....	\$102.80 for the first \$7,000, plus \$9.80 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001.00 to \$50,000.00	\$279.20 for the first \$25,000, plus \$7.35 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001.00 to \$100,000.00	\$462.95 for the first \$50,000, plus \$4.89 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001.00 and up	\$707.45 for the first \$100,000, plus \$4.07 for each additional \$1,000 or fraction thereof.

Other Inspections And Fees:

1. Inspection outside of normal business hours(minimum charge–two hours).....\$93.00 per hour
2. Reinspection fees.....\$93.00 each
3. Inspections for which no fee is specifically indicated.....\$93.00 per hour
4. Plan review fee.....65% of structural fee
5. Additional plan review required by changes, additions or revisions to approved plans(min–one half hour).....\$93.00 per hour
6. Fire life safety plan review(if required).....40% of structural fee

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MECHANICAL PERMIT FEES
New Fees Effective: August 1, 2011

Gas Test: 1-4 outlets (if applicable).....\$ **3.70**

Appliance Fees: (Electrical appliances may require electrical permit.)

Air Conditioning.....	10.00
Bath Fan (# of fans: _____).....	5.30 ea
BBQ (gas).....	10.00
Cadet Heaters.....	10.00
*Dryer (gas).....	7.45
Dryer Vent.....	5.30
Fireplace (all types).....	10.00
Furnace / Ducts Work.....	10.00
Heat Pump (electric).....	10.00
*Range or Cook Top (gas).....	10.00
Range Hood / Vent.....	7.45
**Water Heater (gas).....	7.45
Woodstove.....	10.00

IF THE ABOVE FEES TOTAL LESS THAN \$93.00, a minimum fee of \$93.00 applies.

Unless otherwise noted, fees apply to both gas and electric appliances and include piping.

State 12% Surcharge (applies to all of above) _____

Plan Review Fee (if required) _____

TOTAL FEES	\$
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*Mechanical permit not required to install electric dryer or electric range/cook top.
 **Mechanical permit not required to install electric water heater, but a Plumbing permit is required for gas and electric water heaters

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Effective Date: **August 1, 2011**
PLUMBING PERMIT FEES

The following fees shall be charged a 12% state surcharge:

1 & 2 Family Dwellings:

A.	1 bathroom house (new construction).....	\$362.00
B.	2 bathroom house (new construction).....	470.00
C.	3 bathroom house (new construction).....	623.00
D.	Bathroom (each Additional) (new construction).....	86.00
E.	Water service (first 100 feet *).....	41.00
F.	Sanitary & storm water service each (first 100 feet*).....	41.00
G.	Minor installation (per fixture) including additions, remodels.....	21.00
H.	Special equipment or DWV alteration.....	57.00
I.	Add'l 100' or part thereof (water, sanitary & storm sewer).....	32.00

* New Construction is excluded from the 1st 100 feet.

Manufactured Dwellings and Prefabricated Structures

A.	Connection to existing drain, sewer & water (initial instal.).....	\$ 57.00
B.	New sanitary and storm sewer.....	41.00
C.	New water service.....	41.00
D.	Add'l 100' or part thereof (water, sanitary & storm sewer).....	32.00

RV and Manufactured Dwelling Parks

A.	Base fee (includes 5 or less spaces).....	\$276.00
B.	6-19 spaces (base fee plus cost per space).....	47.00
C.	20 or more spaces (base fee plus cost per space).....	31.00
D.	Structures & storm sewer systems (per fixture).....	21.00

Commercial, Industrial and Dwellings other than 1 & 2 Family

A.	3 or less fixtures.....	\$ 84.00
B.	Base fee (includes 4 to 10 fixtures).....	179.00
C.	11 or more fixtures (base fee plus cost per fixture).....	21.00
D.	Water service (first 100 feet).....	57.00
E.	Building sanitary sewer (first 100 feet).....	57.00
F.	Building storm sewer (first 100 feet).....	57.00
G.	Add'l 100' or part thereof (water or sewer).....	32.00

Miscellaneous Fees

A.	Reinspection.....	93.00
B.	Specially requested inspections (per hour).....	93.00/hr.

SUBTOTALS:

(a)	Enter total of above fees (minimum permit fee \$90).....	\$ 93.00
(b)	Enter 12 % Surcharge (.12 x total on line (a)).....	_____
(c)	Plan review (commercial, if required), 25% of line (a).....	_____

TOTAL FEES (Subtotals (a) + (b) + (c))	\$
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**MANUFACTURED DWELLING INSTALLATION
 PERMIT FEES**

Effective Date: August 1, 2011

	<u>Fees</u>
Planning Release Fee	\$57.00

The following fees shall be charged a 12% state surcharge:

Installation of home	193.00
New or relocated septic & storm sewer	41.00
New or relocated water service	41.00
Connection to drain, sewer & water	55.00
State Code Development	30.00
State 12% Surcharge	39.60

SITING PERMIT FEE	\$456.60
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RUNNERS / CONCRETE SLAB*

If the applicant is going to construct runners or a slab, the following fees (permit fee + surcharge) shall be added to the siting permit fee. The runners/concrete slab permit fees are based on valuation (fair labor costs and materials) and are charged as follows:

<u>Valuation</u>	<u>Permit Fee</u>	<u>12% State Surcharge</u>
\$1.00 - \$6,000	\$93.00	\$11.16
\$6,001 - \$7,000	\$102.80	\$12.34
\$7,001 - \$8,000	\$112.60	\$13.51
\$8,001 - \$9,000	\$122.40	\$14.69
\$9,001 - \$10,000	\$132.20	\$15.86
\$10,001 - \$11,000	\$142.00	\$17.04
\$11,001 - \$12,000	\$151.80	\$18.22
\$12,001 - \$13,000	\$161.60	\$19.39
\$13,001 - \$14,000	\$171.40	\$20.57

*Runners or a slab are not required by Oregon law. You may site a manufactured dwelling on a pad of gravel with pier blocks, in accordance with the Oregon Manufactured Dwelling Standards for installation.

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**MOVABLE COMMERCIAL INSTALLATION
PERMIT FEES**
EFFECTIVE: August 1, 2011

Planning Release Fee.....Fees
\$ 57.00

The following fees shall be charged a 12% state surcharge:

Installation of unit.....193.00
Connection water service.....57.00
Connection to sewer or holding tank.....57.00
Plan review **.....42.00
State 12% Surcharge.....36.84

SITING PERMIT FEE	\$ 442.84
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**** Plans for anchoring are required**

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**ELECTRICAL PERMIT FEES
Effective August 1, 2011**

1. New residential—single or multifamily per unit dwelling unit. Service included:
 - 1,000 square feet or less\$138.00
 - Each additional 500 square feet or portion thereof24.00
 - Limited energy.....34.00
 - Each manufactured home or modular dwelling service or feeder65.00

2. Services or feeders—installation, alteration:
 - 200 amps or less\$92.00
 - 201 amps to 400 amps109.00
 - 401 amps to 600 amps182.00
 - 601 amps to 1,000 amps238.00
 - Over 1,000 amps or volts547.00
 - Reconnect only.....65.00

3. Temporary services or feeders—installation, alteration or relocation:
 - 200 amps or less65.00
 - 201 amps to 400 amps100.00
 - 401 amps to 600 amps145.00
 - Over 600 amps or 1,000 volts see services and feeders above

4. Branch circuits: new, alteration or extension per panel:
 - a. The fee for branch circuits with purchase of service or feeder
 - Each branch circuit\$5.00

 - b. The fee for branch circuits without purchase of a service or feeder fee
 - First branch circuit\$63.00
 - Each additional branch circuit5.00

5. Miscellaneous (service or feeder not included):
 - Well pump or irrigation system\$73.00
 - Each sign or outside lighting.....73.00
 - Commercial limited energy panel, alteration or extension73.00
 - Septic pump and alarm.....73.00

6. Each additional inspection over the allowable in any of the above, per inspection.....\$82.00

25% PLAN REVIEW FEE (if required)

12% STATE SURCHARGE IS NOT INCLUDED IN ABOVE FEES

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**MISCELLANEOUS FEES
Effective: August 1, 2011**

Building Valuation Data - Residential

Single Family Dwellings	\$101.95/square foot
Basements (finished & unfinished)	\$101.95/square foot
Garages (wood or steel frame)	\$39.61/square foot
Carpports	\$19.81/square foot
Pole Buildings (with or without concrete floor)	\$19.81/square foot
Decks <i>(permit needed if deck, no matter of size, is 30" above grade at any place)</i>	\$19.81/square foot
covered	\$19.81/square foot
Covered Patio Awning	\$19.81/square foot
Covered Porch (concrete)	\$19.81/square foot
Fences <i>(permit needed if fence is over 6' high)</i>	Go by valuation

Miscellaneous Fees

Fees

Temporary Storage of Mobile Home.....	\$ 161.16
<i>(This permit ONLY for 6 month period)</i>	
Change of Use/Change of Occupancy.....	\$ 161.16
The following break down of fees are how above permits are calculated:	
Planning Release fee.....	\$ 57.00
Permit fee (minimum).....	93.00
12% Surcharge.....	<u>11.16</u>
	\$161.16
Extension Request.....	\$ 46.00
Temporary Occupancy.....	\$104.00
Roofing Permit (Residential)*	\$104.16
<i>* Required when replacing the sheathing or other structural members, to determine new loads imposed on roof. If just the shingles are being replaced, no permit is needed. There can be no more than 2 layers of shingles.</i>	
Roofing Permit (Commercial)**.....	Fee based on valuation
<i>**Permit required for commercial.</i>	
Demolition of Commercial Structure.....	Fee based on structural fee schedule
Demolition of Residential Structure.....	\$150.00
Agricultural Building/Equine Building Exemption.....	\$ 91.00
Temporary While Building.....	\$ 93.00

COLUMBIA COUNTY LAND DEVELOPMENT SERVICES

Land Use Fee Schedule

Effective: August 1, 2011

Columbia County Board of Commissioners ♦ Board Order No. 56-2011 ♦ Adopted: 7/6/11

FEE DESCRIPTION

Administrative Resource Dwelling	1103
Template Test	51
Agricultural/Equine Building Exemption	91
Appeal	
Administrative Decision	244
Planning Commission Decision	80% of Original Fee
Code Compliance Investigation Fee ¹	100
Conditional Use Permit	1103
Comprehensive Plan	
Map Amendment	1955
Text Amendment	3787
Design Review	
Type 1 - Administrative Review	
\$0 - \$50,000 (valuation)	307
\$50,001 - \$500,000	432
\$500,000+	551
Final Site Inspection	62
Type 2 - Planning Commission Review	
\$0 - \$50,000 (valuation)	551
\$50,001 - \$500,000	853
\$500,001 - \$1,000,000	1831
\$1,000,001 - \$5,000,000	3667
\$5,000,001+	7334
Final Site Inspection	103
Determination of Similar Use	517
Development Agreement	488
Extension Request	25% of Original Fee

¹ Applied to Land Use Application required to correct a confirmed Land Use Code violation.

Floodplain Development Permit	155
Floodway Alteration	307
Home Occupation - Type 1 Review	310
Home Occupation - Type 2 Review	1103
Lot of Record Verification	170
Lot Line Adjustment	
With Notice	488
Without Notice	244
Modification of Prior Approval	
	80% of Original Fee
Non-Conforming Use	614
Partition Preliminary Plat	1222
Final Plat	136
Planning Compliance Review/Permit Release	\$57
Pre-app Meeting	
W/O Goal Exception	56
W Goal Exception	103
Referral of Administrative Action	244
Resource Dwelling Review	739
Road Naming	182
Rural Addressing Assignment	39
Stormwater/Erosion Control Plan	
Conceptual Plan by Applicant(Partitions-SF/Duplex)	91
Preliminary Plan Certified by Engineer(As Required by Ordinance)	91
Final Plan Certified by Engineer(As Required by Ordinance)	91
Subdivisions	
Preliminary Plat	1342
Plus per lot	79
Final Plat	135
Plus per lot	16
Temporary Permit	432
Renewal	244
Removal Deposit	517
Variances	1103
Zoning Ordinance	
Map Amendment	1831
Text Amendment	3786
Compliance Statement	34

COLUMBIA COUNTY ON-SITE SEWAGE PROGRAM FEE SCHEDULE¹
Effective: August 1, 2011

FEE TYPE	FEES	FEE TYPE	FEES
LOT EVALUATIONS		PUMP OR DOSING SIPHON FEE²	\$50
New Site Evaluation-per lot	\$621	TANK ABANDONMENT FEE	\$56
Site Evaluation Reinstatement	\$143	PERMIT RENEWAL, REINSTATEMENT OR TRANSFER	
PERMITS		No Site-Visit	\$190
Standard	\$889	Site-Visit	\$491
Alternative Treatment Tech.	\$1,310	AUTHORIZATION NOTICE (AN)	
Capping Fill	\$1,310	No Site-Visit	\$195
Disposal Trenches in Saprolite	\$889	Site-Visit (required for all systems over 10 yrs.)	\$491
Gray Water Disposal Sump	\$377	Hardship Renewal - No Site-Visit	\$100
Holding Tank Installation	\$634	Hardship Renewal - Site-Visit	\$300
Pressure Distribution	\$1,310	EXISTING SYSTEM EVALUATION	\$486
Redundant	\$1,310	EXISTING SYSTEM RECORD REVIEW³	\$45
Sand Filter	\$1,310	ATT ANNUAL REPORT	\$56
Steep Slope	\$889	HOLDING TANK ANNUAL REPORT	\$34
Tile Dewatering	\$1,310	INSPECTIONS	
REPAIRS		Holding Tank System Inspection	\$350
Minor Repair	\$281	Alternative System Inspection	\$475
Major Repair	\$520	Reinspection Fee ⁴	\$100**
ALTERATION		Special Field Investigation - Per hour ⁵	\$56
Minor Alteration	\$281	Pumper Truck inspection - Each truck	\$113
Major Alteration	\$873	COMPLIANCE INVESTIGATIVE*	\$100

NOTE: FOR ALL COMMERCIAL PROJECTS, THE FOLLOWING ADDITIONAL FEES ARE APPLICABLE

PLAN REVIEW FEE:	Commercial : 600-1,000 gpd	\$300
	- each 500 gpd above 1,000 up to 2,500	\$50

¹ A \$60 DEQ Surcharge (increase from \$40 to \$60 effective July 1, 2008) is included in each fee unless otherwise noted. Fees are NON-REFUNDABLE, unless the applicant withdraws the application before any field work or other substantial review of the application has been done. DEQ surcharge fees are **not** refundable.

² Not applicable on Sand Filter, ATT and Pressure Dist. permits. No DEQ surcharge fee.

³ For onsite sign off of an existing system in conjunction with a proposed accessory structure, exterior addition, bedroom addition not requiring AN, partitioning, PLA, or other special requested record review process.

⁴ At the discretion of the Agent, the permittee may be assessed a reinspection fee (no surcharge fee) when a Pre-Cover Inspection Correction Notice requires correction of improper construction and, at a subsequent inspection, the Agent finds system construction deficiencies have not been corrected. The Agent may elect not to make further Pre-Cover inspections until the re-inspection fee is paid. **1st Time \$100; 2nd Time \$250.

⁵ Minimum of 1 hour will be charged. After the 1st hour, fees will be prorated in 15 min. increments.

* This fee cannot be waived.