



**Staff Report**

For City Council Meeting - 3/4/2020

***Subject - Visitors - Mark Brien - Building Official - Building Permit Fees***

**Synopsis:** Mark Brien of M & B Building Services LLC is contracted as the Building Official for the City of Gearhart. He has prepared a presentation for the Council to consider adopting changes to the City's current building fees. Proposed fee changes are attached.

**Recommended Motion:** Staff suggests reviewing the proposed fees and discussing recommended changes as necessary. If the Council agrees, Staff intends to draft an Ordinance to be presented at the April meeting.

**Legal Analysis:** N/A

**Financial Analysis:** Per the attached documents.

Respectfully submitted,

Chad



02/27/2020

To the Mayor & City Council of Gearhart:

The Building Department is proposing a fee increase for building permit fees. Gearhart has not updated its prices in 16 years, and the current revenue is not sufficiently supporting the building department or the City. It is in the City's best interest to be comparable to Clatsop County and surrounding cities, such as Seaside and Astoria. Included in this packet, we've provided charts showing fees from Astoria, Seaside, and Clatsop County to show the difference to our prices, which were last updated in 2004.

A few new fees are being introduced, such as the geological hazard report review, additional plan review, and the re-inspection fees. Geological hazard reports are required when you are in a geological hazard overlay zone; these reports are performed by a Geological Engineer and are crucial to the plan review process. The plans examiner or building official must review geological hazard reports. Currently, there is not a fee for this process.

Plan reviews are required for most projects. When changes or alterations are made to the plan, they have to be re-reviewed to ensure the changes are code compliant. Gearhart does not have a fee for when plans need reexamination. All permits come with inspections for each step of the process; one re-inspection for each step of the process is included in the permit fees. At times however, corrections are required to meet code. These corrections call for additional re-inspections. These additional re-inspections are being performed yet are not covered or billed at this time and will therefore be assigned a fee.

In regards to the fee charts we've provided, Commercial Structural & Mechanical / Residential Remodel fees are based on the valuation of the project. We have added an example of the valuation table using a \$100,000 valuation to show the difference in old versus new permit costs. Commercial / Residential plumbing and Residential Mechanical fees are based on the number of fixtures and components being installed. There will be no change to new Residential Structural fees at this time.

Sincerely,

Mark Brien  
Gearhart Building Official

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2020 Gearhart Fee Change

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**Commercial Structural & Commercial Mechanical/ Residential Remodel**

<b>(Current) Gearhart-2004</b>		<b>(Proposed) Gearhart -2020</b>	
<b>Price per valuation</b>		<b>Prices per valuation</b>	
<b>Valuation</b>	<b>Permit fee</b>	<b>Valuation</b>	<b>Permit fee</b>
Minimum permit fee	\$61.50	\$1-500	\$106
\$501-2,000	\$51.75 for the first \$500 plus \$1.95 for each additional \$100 or fraction thereof	\$501-2,000	\$106 for the first \$500 plus \$3.32 for each additional \$100, or thereof
\$2,001-25,000	\$81 for the the first \$2,000 plus \$7.80 for each additional \$1,000 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	\$260.40 for the first \$25,000 plus \$5.85 for each additional \$1,000 or fraction thereof	\$25,001-50,000	\$460.78 for the first \$25,000, plus \$69.59 for each additional \$1,000 or fraction thereof
\$50,001-100,000	\$406.62 for the first \$50,000 plus \$3.90 for each additional \$1,000 or fraction thereof	\$50,001-100,000	\$709.53 for the first \$50,000, plus \$6.64 for each addition \$1,000 or fraction thereof
\$100,001 and up	\$601.65 for the first \$100,000 plus \$3.25 for each additional \$1,000 fraction or thereof	\$100,001 and up	\$1041.53 for the first \$100,000, plus \$5.53 for each additional \$1,000 or fraction thereof
EX) a valuation of \$100,000 would be a permit fee of <b>\$601.62</b>	$3.90 \times 50 = \$195 + \$406.62$	EX) a valuation of \$100,000 would be a permit fee of <b>\$1,041.53</b>	$6.64 \times 50 = \$332 + 709.53$

**DRAFT****Residential Plumbing Permit Fees**

Items	(Current) Gearhart-2004	Seaside -2014	Astoria-2014	Clatsop County-2019	(Proposed) Gearhart- 2020
minimum	\$61.50	\$84	\$65.00	\$106	\$89
1 Bathroom	\$212.50	\$286	\$213	\$360	\$300
2 Bathrooms	\$230	\$312	\$282	\$393	\$350
3 Bathrooms	\$260	\$352	\$351	\$443	\$400
Each additional bathroom, half bath>3, Kitchen>1	\$30	\$42	\$69	\$52	\$44
Water heaters & backflow devices (each)	\$30.50 (minimum permit fee does not apply)	\$42	\$65	\$106 (minimum permit fee)	\$44 (minimum permit fee applies)
Additional fixtures	\$16.50	\$22	\$20	\$28	\$24
Investigation fee (per-hour)	\$61.50	\$85	\$64	\$106	\$89
Additional re- inspection fee	\$0	\$85	\$64	\$106	\$89
Inspection-outside of normal hours	\$0	\$85	\$64	\$106	\$89



**DRAFT****Residential Mechanical Permit Fees**

Items	(Current) Gearhart -2004	Seaside -2014	Astoria-2014	Clatsop County-2019	(Proposed) Gearhart- 2020
minimum	\$61.50	\$84	\$65	\$106	\$89
Up to 100k BTU furnace	\$32.30	\$44	\$30	\$56	\$44
Over 100k BTU furnace	\$37.95	\$52	\$30	\$65	\$52
Hood	\$23.15	\$32	\$30	\$41	\$32
Wood/Gas stove	\$23.15	\$32	\$30	\$41	\$32
Dryer exhaust	23.15	\$32	\$15	\$41	\$32
Gas piping (1-4) outlets	\$13.10	\$18	\$12	\$23	\$18
Exhaust fan connected to single duct	\$16.15	\$22	\$15	\$28	\$24
Appliance vent	\$23.15	\$32	\$30	\$41	\$33
Additional gas outlets	\$2.80	\$4	\$2.5	\$7	\$5.0
Investigation fee (per hour)	\$61.50	\$84	\$65	\$106	\$89
Additional re-inspection fee	\$0	\$84	\$65	\$106	\$89
Inspections- outside of normal business hours	\$0.0	\$84	\$65	\$106	\$89

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## Manufactured Homes

Items	(Current) Gearhart-2004	Clatsop County-2019	(Proposed) Gearhart-2020
Single Wide	\$190	\$202	\$202
Double Wide	\$380	\$404	\$404
Triple Wide	\$570	\$604	\$604
Connecting to an existing rain, sewer, storm, and water	\$61.50	\$106	\$85

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Miscellaneous Fees

Items	(Current) Gearhart -2004	Seaside-2014	Astoria-2014	Clatsop County-2019	(Proposed) Gearhart-2020
Geological hazard report review	\$0	Included in plan review	Included in plan review	\$441	\$267
Additional plan review fee	\$0	\$84 per hour	\$65 per hour	\$108 per hour	\$89 per hour

New home based on current fees

Residential Structural

Draft

Base on price per square foot

	Total	X	Per Sq. Ft	Valuations
Living Space	1759	X	\$122.46	\$215,407.14
Garage	550	X	\$48.73	\$26,801.50
Porch/Deck	710	X	\$24.37	\$17,302.70
Total Building Valuation			\$259,511.34	

Permit Fee Breakdown		\$259,511.34	Total Building Valuation
	\$96,831.00	\$162,680.34	Minus "at least"
	100	\$1,626.80	Divide by 100.
	\$1.00	\$1,626.80	Multiply by Value Fee
	\$1,308.82	\$2,935.62	Add Minimum Fee
Total		\$2,935.62	Building Permit Fee
	65%	\$1,908.16	Plan Review Fee
	12%	\$352.27	State Building Fee
Total Building Permit Fee		\$5,196.05	

Residential Plumbing

Based on 2.5 bathrooms, one extra sink in the laundry room, and a hot water heater

Fixture	#	Price	Sum
2 Bathrooms	X	\$230	\$230
Additional 1/5 bath	1	\$30	\$30
Additional fixtures	1	\$16.50	\$16.50
Water heather	1	\$30.50	\$30.50
Plumbing Permit Fee			\$307.00
State Tax 12%			\$36.84
Total Plumbing Permit Fee			\$343.84

Residential Mechanical

Based on ; up to a 100k BTU furnace, gas outlets (1-4), a hood, gas stove, dryer exhaust, appliance exhaust, and 4 exhaust fans (single duct)

Appliance	#	Price	Sum
Up to 100k btu furnace	1	\$32.30	\$32.30
Gas fire place	1	\$23.15	\$23.15
Exhaust Fans	4	\$16.15	\$64.60
Hood	1	\$23.15	\$23.15
Dryer exhaust	1	\$23.15	\$23.15
Appliance exhaust	1	\$23.15	\$23.15
1-4 gas piping outlets	X	\$13.10	\$13.10
Mechanical Permit Fee			\$202.60
State Tax 12%			\$24.31
Total Mechanical Permit Fee			\$226.91

Current

Building	\$5,196.05
Plumbing	\$343.84
Mechanical	\$226.91
Total Due	\$5,766.80

New home based on proposed fees

Residential Structural

DRAFT

Base on price per square foot

	Total	X	Per Sq. Ft	Valuations
Living Space	1759	X	\$122.46	\$215,407.14
Garage	550	X	\$48.73	\$26,801.50
Porch/Deck	710	X	\$24.37	\$17,302.70
Total Building Valuation			\$259,511.34	

Permit Fee Breakdown		\$259,511.34	Total Building Valuation
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	100	\$1,626.80	Divide by 100.
	\$1.00	\$1,626.80	Multiply by Value Fee
	\$1,308.82	\$2,935.62	Add Minimum Fee
Total		\$2,935.62	Building Permit Fee
	65%	\$1,908.16	Plan Review Fee
	12%	\$352.27	State Building Fee
Total Building Permit Fee		\$5,196.05	

Residential Plumbing

Based on 2.5 bathrooms, one extra sink in the laundry room, and a hot water heater

Fixture	#	Price	Sum
2 Bathrooms	X	\$350	\$350
Additional 1/5 bath	1	\$44	\$44
Additional fixtures	1	\$24	\$24
Water heather	1	\$44	\$44
Plumbing Permit Fee			\$462.00
State Tax 12%			\$55.44
Total Plumbing Permit Fee			\$517.44

Residential Mechanical

Based on ; up to a 100k BTU furnace, gas outlets (1-4), a hood, gas stove, dryer exhaust, appliance exhaust, and 4 exhaust fans (single duct)

Appliance	#	Price	Sum
Up to 100k btu furnace	1	\$44	\$44
Gas fire place	1	\$32	\$32
Exhaust Fans	4	\$24	\$96
Hood	1	\$32	\$32
Dryer exhaust	1	\$32	\$32
Appliance exhaust	1	\$32	\$32
1-4 gas piping outlets	X	\$18	\$18
Mechanical Permit Fee			\$286.00
State Tax 12%			\$34.32
Total Mechanical Permit Fee			\$320.32

Proposed

Building	\$5,196.05
Plumbing	\$517.44
Mechanical	\$320.32
Total Due	\$6,033.81