



# BUILDING FEES REQUIRED METHODOLOGY AND BEST PRACTICE

# PARTNERSHIP WITH BCD POLICY AND EPERMITTING



45-day fee notice requirement, rules, interpretation, and published Memos and Backgrounders



Epermitting requires a fee analysis of fee updates PRIOR to submittal to BCD fee notice



Money makes the world go 'round! Importance of fees in the building business



BCD news and updates:  
<https://www.oregon.gov/bcd/Pages/news-updates.aspx>



# DIVISION 50 & CHAPTER 309 ELECTRICAL FEES

- DIVISION 50 (OAR 918-050-0000) – CHAPTER 309 ELECTRICAL FEES (OAR 918-309-0000)
- DIVISION 50 PROVIDED IN THE HANDOUT – COLOR-CODED FOR EASE OF USE



# **NEW RESIDENTIAL/COMMERCIAL CONSTRUCTION METHODOLOGY**

- WHAT'S ALLOWED (AND WHAT'S NOT!)
- WHAT'S INCLUDED (AND WHAT'S NOT!) – OAR 918-050-0100



# MANUFACTURED DWELLING SITING/PLACEMENT

- WHAT'S INCLUDED IN THE PLACEMENT FEE – OAR 918-050-0130(1-2)
- PARK OR PRIVATE
- CERTIFICATE REQUIREMENT
- DOES NOT APPLY TO MODULAR PLACEMENTS (CLASSROOMS, JOB SHACKS, ETC)





# FIRE SYSTEMS – RECORD TYPE AND METHOD

- COMMERCIAL FIRE ALARM AND SUPPRESSION (SPRINKLERS) –  
**STRUCTURAL**  
OAR 918-050-0100(1)(c)
- RESIDENTIAL FIRE – STANDALONE  
SYSTEM TYPE  
**STRUCTURAL**  
OAR 918-050-0140
- RESIDENTIAL FIRE –  
MULTIPURPOSE/CONTINUOUS LOOP  
SYSTEM TYPE  
**PLUMBING**  
OAR 918-050-0140



# **SOLAR PHOTOVOLTAIC (PV) INSTALLATIONS**

**Prescriptive – Structural  
OAR 918-050-0180(1)(a)**

**Non-Prescriptive – Structural  
OAR 918-050-0180(1)(a)**

**Renewable Energy by KVA – Electrical  
OAR 918-050-0180(2) & OAR 918-309-  
0070(11)**



The image shows two tall, lattice-structured cell phone towers. They are silhouetted against a clear blue sky. The tower on the right is taller and has more antennas and equipment attached to it than the one on the left. The background is a solid blue sky with a very slight gradient.

# FEES THAT REQUIRE LOCAL ADOPTION OR ARE OUTSIDE OF STATUTORY AUTHORITY

- ☑ DEMOLITION
- ☑ CELL PHONE TOWERS (SURCHARGEABLE)
- ☑ RETAINING WALLS NOT OTHERWISE REGULATED UNDER OSSC/ORSC (SURCHARGEABLE)
- ☑ EXTERIOR TANKS NOT ATTACHED OR SUPPORTED BY A REGULATED BUILDING (SURCHARGEABLE)
- ☑ GRADE AND FILL
- ☑ FLOATING STRUCTURES





How they differ and when they apply – OAR 918-050-0160 and -0170



In addition to standard plan review fees, premium – do not reduce permit valuation



Qualify as Plan Review activities on Structural permits

## **PHASED & DEFERRED PLAN REVIEW FEES**

# VALUATION REQUIREMENTS

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Which applies when – ICC calculator or Submitted / Contractor value ?

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Definition of Valuation (rounded to the nearest increment) – value of all equipment, materials, labor, overhead, and profit for the work proposed

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ICC valuation required for all new 1&2 family dwelling construction – OAR 918-050-0100(1)(c)

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ICC required to be updated as of April 1<sup>st</sup> annually – automated in Epermitting – OAR 918-050-0100(1)(c)

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Carports, covered porches, patios, and decks – calculated at 50% using the private garage value or U Utility from the ICC valuation – commonly known as 'U Utility half rate' – OAR 918-050-0100(1)(c)(B)



01

Applies at 12% to all qualified permit and inspection fees

02

BCD policy is that surcharge is payable when the payment is applied to any qualified fees regardless if you have collected the surcharge or not

03

State Surcharge is refundable – if you refund any permit/inspection fee in part or in whole, the commensurate state surcharge is also refundable

## STATE SURCHARGE

# MODEL FEE SCHEDULE TEMPLATE - EPERMITTING

- ➡ PROVIDED IN HANDOUT
- ➡ REPRESENTS ONLY THE MINIMUM REQUIRED FEES, IS NOT ALL-INCLUSIVE OF ALL ALLOWED FEES
- ➡ RATES ARE ONLY PLACEHOLDERS TO PROVIDE EXAMPLE OF REQUIRED METHODOLOGY



# THANK YOU FOR ATTENDING!

QUESTIONS FOR EPERMITTING AGENCIES ?  
SEND EMAIL TO [EPERMITSHELP.BCD@DCBS.OREGON.GOV](mailto:EPERMITSHELP.BCD@DCBS.OREGON.GOV)

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