

## OPTA Fall Conference 2023

### Building fees, required methodology and best practice

*Presented by Kelly Marshall, Oregon ePermitting*

1. Partnership between BCD Policy and ePermitting – required 45-day fee notice, rules, interpretation, and published Memos/Backgrounders
  - a. ePermitting requires a fee analysis of fee updates PRIOR to submittal for BCD fee notice
  - b. Money makes the world go 'round! Fees and the building business
  - c. BCD News and Updates:
2. Introduction to Division 50 (OAR 918-050-0000) – and – Chapter 309 Electrical Fees (OAR 918-309-0000)
  - a. Division 50 provided in the handout – color-coded for ease of use
3. New Residential/Commercial construction methodology
  - a. What's allowed (and what's not!)
  - b. What's included (and what's not!) – OAR 918-050-0100
4. Manufactured Dwelling Siting ([placements])
  - a. What's included in the placement fee – OAR 918-050-0130(1-2)
  - b. Park or Private
  - c. Certificate requirement
  - d. Does not apply to Modular Placements (classrooms, job shacks, etc)
5. Fire Systems – record type and fee methods
  - a. Commercial Fire Alarm and Suppression (sprinklers) – Structural – OAR 918-050-0100(1)(c)
  - b. Residential Fire – Standalone system type – Structural – OAR 918-050-0140
  - c. Residential Fire – Continuous Loop/Multipurpose – Plumbing – OAR 918-050-0140
6. Solar Photovoltaic (PV) Installs – fee methods (OAR 918-050-0180)
  - a. Prescriptive – Structural - OAR 918-050-0180(1)( a)
  - b. Non-prescriptive – Structural - OAR 918-050-0180(1)(a)
  - c. Renewable Energy by KVA – Electrical - OAR 918-050-0180(2) & OAR 918-309-0070(11)

7. Fees that require local adoption/are outside of statutory authority
  - a. Demolition
  - b. Cell phone towers (surchargeable)
  - c. Retaining walls not otherwise regulated under OSSC/ORSC (surchargeable)
  - d. Exterior tanks not attached or supported by a regulated building (surchargeable)
  - e. Grade and Fill
  - f. Floating structures
  
8. Phased / Deferred Plan Review fee
  - a. How they differ and when they apply – OAR 918-050-0160 and -0170
  - b. In addition (premium) to standard plan review fees – do not reduce permit valuation.
  - c. Qualify as Plan Review activities on Structural permits
  
9. Valuation Requirements
  - a. Which applies when - ICC Calculator or Submitted/Contractor value?
  - b. Definition of Valuation (rounded to the nearest increment) – value of all equipment, materials, labor, overhead, and profit for the work proposed
  - c. ICC valuation required for all NEW 1&2 Family Dwelling construction – OAR 918-050-0100(1)(c)
  - d. ICC required to be updated as of April 1<sup>st</sup> annually – automated in ePermitting – OAR 918-050-0100(1)(c)
  - e. Carports, covered porches, patios, and decks – calculated at 50% using the private garage value or U-Utility value from the ICC valuation – commonly known a ‘U Utility half rate’ – OAR 918-050-0100(1)(c)(B)
  
10. State Surcharge
  - a. Applies at 12% to all qualified permit and inspection fees
  - b. 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
  - c. State Surcharge is refundable – if you refund any permit/inspection fee in part or in whole, the commensurate state surcharge is also refundable
  
11. Model Fee Schedule template - ePermitting
  - a. Provided in the handout
  - b. Represents only the minimum required fees, is not exhaustive or all-inclusive of all allowed fees
  - c. Rates are only placeholders to provide example of required methodology
  - d. Jurisdictions set the rates where it is not determined otherwise

**THANK YOU FOR ATTENDING!**

**Interest in participating in ePermitting – contact me!**

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HELP FOR OTHER AGENCIES CAN CONTACT: BCD Policy at 503-378-4133 (main number) - or myself and I can get you connected to the right person, (503) 586-6186 – Kelly Marshall