

W.D.B.I.

Memorandum Date: June 14, 2005
Order Date: June 29, 2005

TO: Board of County Commissioners
DEPARTMENT: County Counsel
PRESENTED BY: Teresa Wilson, County Counsel
AGENDA ITEM TITLE: ORDER/IN THE MATTER OF AMENDING LANE MANUAL 60 TO CORRECT AN ERROR PERTAINING TO LAND MANAGEMENT DIVISION BUILDING FEES (LM 60.855, EXHIBIT A), EFFECTIVE JULY 1, 2005

I. MOTION

I move to approve the order amending Lane Manual Chapter 60 to correct an error pertaining to Land Management Division building fees.

II. AGENDA ITEM SUMMARY

The Board is being asked to approve an amendment to Lane Manual 60.855(1) to correct an error pertaining to the percentage increase for building permit fees appearing on Exhibit "A" to said chapter.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

On February 2, 2005, the Board adopted Order No. 05-2-2-7 amending Lane Manual Chapter 60 to revise certain fees for Land Management Division. These included raising the percentage for building permit fees (LM 60.855(1)) from 127% to 130% of the fees allowed by section 304 of the State of Oregon Structural Specialty Code, 1991 Edition, "...as computed from Exhibit "A" attached hereto." During the revision process, an inadvertent error occurred in that Exhibit "A" was not updated to reflect this percentage increase.

B. Policy Issues – None.

C. Board Goals

The building fees are the financing vehicle that supports the Board's overarching goal of "contribut[ing] to appropriate community development in the areas of transportation and telecommunications infrastructure, housing, growth management and land development." It is important to have accuracy in the documents that describe those fees.

D. Financial and/or Resource Considerations

This error correction does not change the fees.

E. Analysis

The analysis is described above under "Board Action and Other History."

F. Alternatives/Options

1. Approve the order.
2. Do not approve the order.

V. TIMING/IMPLEMENTATION

The building fee changes that were approved in February go into effect on July 1, so setting the effective date for this error correction at the same time is logical.

VI. RECOMMENDATION

I recommend approval of the Order.

VII. FOLLOW-UP

None needed.

VII. ATTACHMENTS

Board Order with accompanying LM 60.855.
Legislative format-LM 60.855.

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO.

IN THE MATTER OF AMENDING LANE MANUAL 60 TO CORRECT AN ERROR PERTAINING TO LAND MANAGEMENT DIVISION BUILDING FEES (LM 60.855, EXHIBIT A), EFFECTIVE JULY 1, 2005

The Board of County Commissioners of Lane County orders as follows:

Lane Manual Chapter 60 is hereby amended by removing, substituting, and adding the following section:

DELETE THIS SECTION

60.855, Exhibit A
as located on pages 60-46 through 60-50
(a total of 5 pages)

INSERT THIS SECTION

60.855, Exhibit A
as located on pages 60-47 through 60-51
(a total of 5 pages)

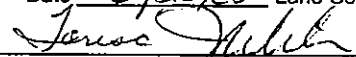
Said section is attached hereto and incorporated herein by reference. The purpose of this substitution and addition is to correct an error pertaining to Land Management Division building fees (LM 60.855, Exhibit A), effective July 1, 2005.

Adopted this _____ day of _____ 2005.

Chair, Lane County Board of Commissioners

APPROVED AS TO FORM

Date 6/20/05 Lane County



OFFICE OF LEGAL COUNSEL

EXHIBIT "A"
TO CHAPTER 60
OF LANE MANUAL (60.855)

LANE COUNTY
Department of Public Works, Land Management Division

BUILDING VALUATION DATA

The valuation of building construction for construction permit purposes shall be the actual total construction costs for all classes of work. The application for a building permit shall include a facsimile or photocopy of the actual contract cost. The building permit fee will be based on this cost estimate or as a minimum shall be based on the following rates. Building permit fees will be computed at 130% of the fee derived from Table 3-A, Uniform Building Code, 1991 Edition and valuations established by this Exhibit "A" to Chapter 60, Lane Manual (60.855).

<u>¹Occupancy and Type</u>	<u>Rate Per Square Foot</u>
1. <u>Apartment Houses.</u>	
² Type I or II F.R.	\$ 81.03
Type V-Masonry (or Type III)	\$ 65.21
Type V-Wood Frame.....	\$ 58.51
Type I Basement/Garage	\$ 30.61
2. <u>Auditoriums.</u>	
Type I or II F.R.....	\$ 85.70
Type II-1-Hour	\$ 60.80
Type II-N	\$ 57.79
Type III-1-Hour	\$ 65.05
Type III-N	\$ 62.04
Type V-1-Hour	\$ 59.66
Type V-N	\$ 56.75
3. <u>Banks.</u>	
³ Type I or II F.R.	\$ 122.64
Type II-1-Hour	\$ 88.09
Type II-N	\$ 83.94
Type III-1-Hour	\$ 99.91
Type III-N	\$ 95.35
Type V-1-Hour	\$ 88.09
Type V-N	\$ 83.83
4. <u>Churches.</u>	
Type I or II F.R.....	\$ 80.93
Type II-1-Hour	\$ 60.49
Type II-N	\$ 57.48
Type III-1-Hour	\$ 64.95
Type III-N	\$ 61.84
Type V-1-Hour	\$ 55.29
Type V-N	\$ 56.24

¹ Deduct 20% for shell only buildings.

² Add 0.5% per floor for each story over three.

³ See #41.

5.	Convalescent Hospitals.	
	⁴ Type I or II F.R.....	\$ 114.75
	Type III-1-Hour.....	\$ 81.86
	Type V-1-Hour.....	\$ 73.66
6.	Dwellings.	
	Type V-Masonry (new or additions).....	\$ 70.91
	Type V-Wood Frame (new or additions).....	\$ 64.54
	<u>Basements:</u>	
	Unfinished.....	\$ 13.54
	Finished.....	\$ 14.63
7.	<u>Fire Stations.</u>	
	Type I or II F.R.....	\$ 93.79
	Type II-1-Hour.....	\$ 60.80
	Type II-N.....	\$ 57.79
	Type III-1-Hour.....	\$ 67.65
	Type III-N.....	\$ 64.23
	Type V-1-Hour.....	\$ 60.49
	Type V-N.....	\$ 57.48
8.	<u>Homes for the Elderly.</u>	
	Type I or II F.R.....	\$ 84.66
	Type II-1-Hour.....	\$ 67.85
	Type II-N.....	\$ 64.64
	Type III-1-Hour.....	\$ 70.76
	Type III-N.....	\$ 67.65
	Type V-1-Hour.....	\$ 67.44
	Type V-N.....	\$ 64.11
9.	<u>Hospitals.</u>	
	⁵ Type I or II F.R.....	\$ 134.46
	Type III-1-Hour.....	\$ 111.84
	Type V-1-Hour.....	\$ 103.75
10.	<u>Hotels and Motels.</u>	
	⁶ Type I or II F.R.....	\$ 84.04
	Type III-1-Hour.....	\$ 72.53
	Type III-N.....	\$ 69.10
	Type V-1-Hour.....	\$ 63.29
	Type V-N.....	\$ 60.39
11.	<u>Industrial Plants:</u>	
	Type I or II F.R.....	\$ 46.59
	Type II-1-Hour.....	\$ 31.75
	Type II (Stock).....	\$ 30.09
	Type III-1-Hour.....	\$ 35.06
	Type III-N.....	\$ 33.51
	Type V-1-Hour.....	\$ 31.65
	Type V-N.....	\$ 29.88
12.	<u>Jails</u>	
	Type I or II F.R.....	\$ 131.45
	Type III-1-Hour.....	\$ 119.53

⁴ See #41.

⁵ See #41.

⁶ See #41.

	Type V-1-Hour	\$ 85.90
13.	<u>Libraries</u>	
	Type I or II F.R.....	\$ 96.28
	Type II-1-Hour	\$ 67.34
	Type II-N	\$ 63.91
	Type III-1-Hour	\$ 73.25
	Type III-N	\$ 69.73
	Type V-1-Hour	\$ 65.68
	Type V-N	\$ 62.56
14.	<u>Medical Offices.</u>	
	Type I or II F.R.....	\$ 98.35
	Type II-1-Hour	\$ 73.15
	Type II-N	\$ 69.73
	Type III-1-Hour	\$ 79.99
	Type III-N	\$ 76.36
	Type V-1-Hour	\$ 74.49
	Type V-N	\$ 70.45
15.	<u>Offices.</u>	
	⁷ Type I or II F.R	\$ 88.09
	Type II-1 Hour.....	\$ 57.06
	Type II-N	\$ 55.61
	Type III-1-Hour	\$ 62.78
	Type III-N	\$ 59.86
	Type V-1-Hour	\$ 58.10
	Type V-N	\$ 55.40
16.	<u>Private Residential Garages & Residential Accessory Structures</u>	
	Masonry	\$ 22.51
	Wood Frame	\$ 18.99
	Open Carports.....	\$ 13.59
17.	<u>Public Buildings</u>	
	Type I or II F.R.....	\$ 102.61
	Type II-1-Hour	\$ 76.56
	Type II-N	\$ 73.15
	Type III-1-Hour	\$ 85.70
	Type III-N	\$ 81.86
	Type V-1-Hour	\$ 75.74
	Type V-N	\$ 72.63
18.	<u>Public Garages (includes Repair Garages)</u>	
	Type I or II F.R.....	\$ 40.46
	Type II-N	\$ 40.46
	Type III-1-Hour	\$ 31.65
	Type III-N	\$ 27.29
	Type V-1-Hour	\$ 23.65
	Type V-N	\$ 21.16
19.	<u>Restaurants.</u>	
	Type III-1-Hour	\$ 76.46
	Type III-N	\$ 72.84
	Type V-1-Hour	\$ 67.75
	Type V-N	\$ 64.54

⁷ See #41.

20.	<u>Schools.</u>		
	Type I or II F.R.....	\$	92.03
	Type II-1-Hour	\$	65.58
	Type III-1-Hour	\$	66.09
	Type III-N	\$	62.66
	Type V-1-Hour	\$	60.49
	Type V-N	\$	57.28
21.	<u>Service Stations:</u>		
	Type II-N	\$	54.58
	Type III-1-Hour	\$	54.78
	Type V-1-Hour	\$	48.14
	Canopies	\$	21.06
22.	<u>Stores:</u>		
	Type I or II F.R.....	\$	68.89
	Type II 1-Hour.....	\$	41.50
	Type II-N	\$	40.68
	Type III-1-Hour	\$	50.74
	Type III-N	\$	47.83
	Type V-1-Hour	\$	40.46
	Type V-N	\$	37.88
23.	<u>Theaters:</u>		
	Type I or II F.R.....	\$	89.75
	Type III-1-Hour	\$	65.05
	Type III-N	\$	61.69
	Type V-1-Hour	\$	58.63
	Type V-N	\$	56.03
24.	<u>Warehouses:</u>		
	Type I or II F.R.....	\$	40.78
	Type II or V-1-Hour	\$	24.08
	Type II or V-N.....	\$	22.73
	Type III-1-Hour	\$	27.70
	Type III-N	\$	26.46
25.	<u>Equipment:</u>		
	<u>Air Conditioning:</u>		
	Commercial	\$	3.53
	Residential	\$	2.90
	Sprinkler Systems.....	\$	1.66
26.	<u>Miscellaneous Structures:</u>		
	<u>Decks/Porches:</u>		
	Uncovered.....	\$	5.63
	Covered.....	\$	8.75
	Foundation Only.....	\$	6.25
	Structural Roof Only	\$	6.00
	<u>Commercial Re-roof</u>		
	Additional roofing layer.....	\$.94
	Remove existing and re-roof.....	\$	1.25

If the above determination of construction costs does not agree with the actual cost of construction, the permit holder may submit a detailed certified cost record after completion of construction. Any overpayment of permit fees will be refunded based on the actual cost as approved by the Building Official.

27. Additional Fees.

Plan Checking Fee.

In addition to the building permit fee, a plan check fee will be charged based on building permit fee. Plan Check fees shall be 65% of the building permit fee.

28. Alteration and Remodel. (Residential and Commercial)
Alterations and remodel other than additions use contract price or 50% current per square foot value for new construction. Square foot area computation to be the remodeled portion of the structure.
Minimum building fee does not include surcharge (State) or plan check fee.. \$ 50.00
29. Additions. (Residential and Commercial)
Use current per square foot value of new construction for type of occupancy

EXHIBIT "A" TO CHAPTER 60
OF LANE MANUAL (60.855)

(Revised by Order No. 94-6-1-4; 6.1.94; 01-4-4-6; 4.4.01; 03-4-16-3, 7.1.03; 04-2-18-1, 7.1.04; 04-5-19-15, 7.1.04; 05-2-2-7, 7.1.05)

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60.855 Lane Manual
EXHIBIT "A"
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60.855

LANE COUNTY
Department of Public Works, Land Management Division

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<u>¹Occupancy and Type</u>	<u>Rate Per Square Foot</u>
1. <u>Apartment Houses.</u>	
² Type I or II F.R.	\$ 81.03
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Type V-Wood Frame.....	\$ 58.51
Type I Basement/Garage	\$ 30.61
2. <u>Auditoriums.</u>	
Type I or II F.R.....	\$ 85.70
Type II-1-Hour	\$ 60.80
Type II-N	\$ 57.79
Type III-1-Hour	\$ 65.05
Type III-N	\$ 62.04
Type V-1-Hour	\$ 59.66
Type V-N	\$ 56.75
3. <u>Banks.</u>	
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Type II-N	\$ 83.94
Type III-1-Hour.....	\$ 99.91
Type III-N	\$ 95.35
Type V-1-Hour	\$ 88.09
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4. <u>Churches.</u>	
Type I or II F.R.....	\$ 80.93
Type II-1-Hour	\$ 60.49
Type II-N	\$ 57.48
Type III-1-Hour	\$ 64.95
Type III-N	\$ 61.84
Type V-1-Hour	\$ 55.29
Type V-N	\$ 56.24
5. <u>Convalescent Hospitals.</u>	

¹ Deduct 20% for shell only buildings.

² Add 0.5% per floor for each story over three.

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	⁴ Type I or II F.R.....	\$ 114.75
	Type III-1-Hour.....	\$ 81.86
	Type V-1-Hour.....	\$ 73.66
6.	<u>Dwellings.</u>	
	Type V-Masonry (new or additions).....	\$ 70.91
	Type V-Wood Frame (new or additions).....	\$ 64.54
	<u>Basements:</u>	
	Unfinished.....	\$ 13.54
	Finished.....	\$ 14.63
7.	<u>Fire Stations.</u>	
	Type I or II F.R.....	\$ 93.79
	Type II-1-Hour.....	\$ 60.80
	Type II-N.....	\$ 57.79
	Type III-1-Hour.....	\$ 67.65
	Type III-N.....	\$ 64.23
	Type V-1-Hour.....	\$ 60.49
	Type V-N.....	\$ 57.48
8.	<u>Homes for the Elderly.</u>	
	Type I or II F.R.....	\$ 84.66
	Type II-1-Hour.....	\$ 67.85
	Type II-N.....	\$ 64.64
	Type III-1-Hour.....	\$ 70.76
	Type III-N.....	\$ 67.65
	Type V-1-Hour.....	\$ 67.44
	Type V-N.....	\$ 64.11
9.	<u>Hospitals.</u>	
	⁵ Type I or II F.R.....	\$ 134.46
	Type III-1-Hour.....	\$ 111.84
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10.	<u>Hotels and Motels.</u>	
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	Type III-N.....	\$ 69.10
	Type V-1-Hour.....	\$ 63.29
	Type V-N.....	\$ 60.39
11.	<u>Industrial Plants:</u>	
	Type I or II F.R.....	\$ 46.59
	Type II-1-Hour.....	\$ 31.75
	Type II (Stock).....	\$ 30.09
	Type III-1-Hour.....	\$ 35.06
	Type III-N.....	\$ 33.51
	Type V-1-Hour.....	\$ 31.65
	Type V-N.....	\$ 29.88
12.	<u>Jails</u>	
	Type I or II F.R.....	\$ 131.45
	Type III-1-Hour.....	\$ 119.53
	Type V-1-Hour.....	\$ 85.90
13.	<u>Libraries</u>	

⁴ See #41.

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	Type I or II F.R.....	\$ 96.28
	Type II-1-Hour	\$ 67.34
	Type II-N	\$ 63.91
	Type III-1-Hour	\$ 73.25
	Type III-N	\$ 69.73
	Type V-1-Hour	\$ 65.68
	Type V-N	\$ 62.56
14.	<u>Medical Offices.</u>	
	Type I or II F.R.....	\$ 98.35
	Type II-1-Hour	\$ 73.15
	Type II-N	\$ 69.73
	Type III-1-Hour	\$ 79.99
	Type III-N	\$ 76.36
	Type V-1-Hour	\$ 74.49
	Type V-N	\$ 70.45
15.	<u>Offices.</u>	
	⁷ Type I or II F.R.....	\$ 88.09
	Type II-1 Hour	\$ 57.06
	Type II-N	\$ 55.61
	Type III-1-Hour	\$ 62.78
	Type III-N	\$ 59.86
	Type V-1-Hour	\$ 58.10
	Type V-N	\$ 55.40
16.	<u>Private Residential Garages & Residential Accessory Structures</u>	
	Masonry	\$ 22.51
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	Open Carports.....	\$ 13.59
17.	<u>Public Buildings</u>	
	Type I or II F.R.....	\$ 102.61
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18.	<u>Public Garages (includes Repair Garages)</u>	
	Type I or II F.R.....	\$ 40.46
	Type II-N	\$ 40.46
	Type III-1-Hour	\$ 31.65
	Type III-N	\$ 27.29
	Type V-1-Hour	\$ 23.65
	Type V-N	\$ 21.16
19.	<u>Restaurants.</u>	
	Type III-1-Hour	\$ 76.46
	Type III-N	\$ 72.84
	Type V-1-Hour	\$ 67.75
	Type V-N	\$ 64.54
20.	<u>Schools.</u>	
	Type I or II F.R.....	\$ 92.03

⁷ See #41.

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	Type II-1-Hour	\$ 65.58
	Type III-1-Hour	\$ 66.09
	Type III-N	\$ 62.66
	Type V-1-Hour	\$ 60.49
	Type V-N	\$ 57.28
21.	<u>Service Stations:</u>	
	Type II-N	\$ 54.58
	Type III-1-Hour	\$ 54.78
	Type V-1-Hour	\$ 48.14
	Canopies	\$ 21.06
22.	<u>Stores:</u>	
	Type I or II F.R.....	\$ 68.89
	Type II 1-Hour.....	\$ 41.50
	Type II-N	\$ 40.68
	Type III-1-Hour	\$ 50.74
	Type III-N	\$ 47.83
	Type V-1-Hour	\$ 40.46
	Type V-N	\$ 37.88
23.	<u>Theaters:</u>	
	Type I or II F.R.....	\$ 89.75
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	Type III-N	\$ 61.69
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24.	<u>Warehouses:</u>	
	Type I or II F.R.....	\$ 40.78
	Type II or V-1-Hour	\$ 24.08
	Type II or V-N.....	\$ 22.73
	Type III-1-Hour	\$ 27.70
	Type III-N	\$ 26.46
25.	<u>Equipment:</u>	
	Air Conditioning:	
	Commercial	\$ 3.53
	Residential	\$ 2.90
	Sprinkler Systems.....	\$ 1.66
26.	<u>Miscellaneous Structures:</u>	
	Decks/Porches:	
	Uncovered.....	\$ 5.63
	Covered.....	\$ 8.75
	Foundation Only.....	\$ 6.25
	Structural Roof Only	\$ 6.00
	Commercial Re-roof	
	Additional roofing layer.....	\$.94
	Remove existing and re-roof.....	\$ 1.25

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27. Additional Fees.
Plan Checking Fee.

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Minimum building fee does not include surcharge (State) or plan check fee.. \$ 50.00

29. Additions. (Residential and Commercial)

Use current per square foot value of new construction for type of occupancy

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(Revised by Order No. 94-6-1-4; 6.1.94; 01-4-4-6; 4.4.01; 03-4-16-3, 7.1.03; 04-2-18-1, 7.1.04; 04-5-19-15, 7.1.04; 05-2-2-7, 7.1.05)