

W. S. C.

Memorandum Date: May 7, 2008
Order Date: May 14, 2008

TO: Board of County Commissioners

DEPARTMENT: Public Works, Land Management Division

PRESENTED BY: Matt Laird, Land Management Division Manager

AGENDA ITEM TITLE: **IN THE MATTER OF AMENDING CHAPTER 60 OF THE LANE MANUAL TO REVISE AND ADD FEES FOR PUBLIC WORKS DEPARTMENT/LAND MANAGEMENT DIVISION - BUILDING PROGRAM (LM 60.855), EFFECTIVE JULY 1, 2008**

I. MOTION

TO ADOPT THE ORDER AMENDING CHAPTER 60 OF THE LANE MANUAL TO REVISE FEES FOR LAND MANAGEMENT DIVISION BUILDING PROGRAM ACTIVITIES (LM 60.855) EFFECTIVE JULY 1, 2008.

II. AGENDA ITEM SUMMARY

The Board of County Commissioners is being asked to approve increases to fees in the Land Management Division – Building and Electrical Permit fees to recover the actual cost of services provided.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

The previous fee increase for Land Management Building Program was effective July 1, 2005. The previous increase for Electrical Permit fees was effective July 1, 2006. Order No. 06-02-08-7. LMD did not adjust any fees in FY07-08. Attachment "B" shows a 5-year history of LMD fee increases. These programs are funded through fees revenue and do not receive any general fund or road fund support.

The Lane County Finance and Audit Committee heard the proposal on April 10, 2008, and after reviewing the proposed fee increase, unanimously recommended that it be brought to the Board of Commissioners. In addition, on May 1, 2008, the Lane County Budget Committee reviewed the entire Public Works budget, including the "add packages" that would be funded by proposed fee increases in the Land Management Division. The Budget Committee will include the add packages and fee revenue in the budget once the proposed fee increases are approved by the Board.

B. Policy Issues

- Will the County charge fees in LMD-Building and Electrical programs that recover the full cost of providing the service?
- Will the County make reductions in personnel that will impact the Divisions ability to provide timely customer service in the Building program?

The Board of County Commissioners Financial Management Policies (8) states, "County fees and charge amounts will be set by the Board of County Commissioners based on an analysis of who benefits, amounts charged by other agencies for the same services, the indirect and direct costs of providing the services and the Statutory limits."

C. Board Goals

Revenue Development is identified as Strategy 4 of Lane County's Strategic Plan. Section D2, "Identifying and recovering user fees and charges".

Historically, the Board has been clear and consistent in directing the Division to keep its expenditures in line with its revenues (not to rely on the General Fund in the event of a deficit) and to operate in a more business-like fashion. In fact, the budget preparation guidelines for FY06-07 include the following guidance under resources: "Departments experiencing financial stress are strongly encouraged to consider fees increases...to support revenue needs." Recently, due to the loss of federal timber money, the Board has requested full cost recovery for all services provided in LMD. The Strategic Plan sets out the following standards for user fees:

Paragraph a., states as follows: "Lane County Government will assure that fair and reasonable user fees are established and collected for those services where state law permits such fees and where the usage of the service is affected by consumer choice."

The following principles are stated:

- Those who benefit should pay; those who pay should benefit.
- Where appropriate fees will be based on costs, including reasonable allocations of overhead and a fair return on investment.
- The County will also assure that the costs used as the basis for fees reflect efficient levels of operation of the service.

The fee increase being proposed at this time meets these objectives and is consistent with the above principles. Adopting this proposal will provide the financial capacity required to continue the current level of service in the Building and Electrical programs.

D. Financial and/or Resource Considerations

This Order will approve fee increases anticipated to generate \$160,533 in additional revenue. Staff analysis has determined this amount is necessary to continue and fully fund existing services

E. Analysis

These programs are not subsidized by the citizens of Lane County, but are funded by user fees associated with new land development. Increased revenue from Building permit fees would be gained by adopting the current valuation tables included within state law. The valuation tables that are currently listed in Lane Manual are 17 years old and are outdated. Reference Attachments "E-G". Adjustments to the building fees, as well as using the new valuation tables, are expected to increase revenues on average as follows:

Structural – 15%, Mechanical – 10%, Plumbing – 10%, and Electrical permit fees – 20%.

Program expenses, driven primarily by personnel costs and overhead costs, continue to increase. Fees charged to permit applicants will not cover current costs and are declining with the recent downturn in building starts. Reference Attachment "A". In order to balance the proposed FY08-09 budget, staff was forced to use funds that had been saved for the digital image backfile conversion project and the remaining fund balance was used to cover operational costs. Additionally, we have submitted a reduction package of 1.5 FTE and associated cuts in materials and services. The 1 FTE in Building is a support position that also provides direct customer service to the public, while the LMD Admin position supports all of the other programs with file management services. Without the positions service levels will be reduced in the Building program. Additionally, the loss of staff in LMD Administration will shift additional document handling tasks to all LMD programs.

F. Alternatives/Options

Option A: Adopt the Order as written. Increase Building and Electrical program fees by adjusting the permit fee and adopting the current valuation tables described in state law in order to fully fund the cost of providing the service.

Option B: Adjust the Building and Electrical program fees by some other amount set by the Board.

Option C: Take no action; leave the Building and Electrical Program fees at their current rate, understanding that fees will not cover the cost of providing the service, leave the reduction of 1.5 FTE, and suffer the negative customer service impact.

IV. TIMING/IMPLEMENTATION

If the fee increase is approved by the Board, staff will implement and begin collecting the new fees effective July 1, 2008.

V. RECOMMENDATION

Staff recommends Option A - that the Board approve the Motion as written, with the fee adjustments noted in the Order.

It is also recommended that July 1, 2008 be the effective date of these fee increases, so that they coincide with the start of the new fiscal year.

VI. FOLLOW-UP

Upon approval, service add packages will be included with the FY08-09 budget to reflect the increased fee revenue; the Lane Manual will be amended accordingly; and the proposed fees will become effective on July 1, 2008.

VII. ATTACHMENTS

Board Order with Lane Manual changes

A – Building Permit Volume Graph

B – LMD Fee Increase History Table

C – County Comparison of Single Family Dwelling Building Permit Fees

D – Example of Proposed LMD Development Fees for New Dwelling

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO.

IN THE MATTER OF AMENDING CHAPTER 60 OF
THE LANE MANUAL TO REVISE AND ADD FEES
FOR PUBLIC WORKS DEPARTMENT/LAND
MANAGEMENT DIVISION - BUILDING PROGRAM
(LM 60.855), EFFECTIVE JULY 1, 2008

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

as located on page 60-70 through 60-78
(a total of 9 pages)

INSERT THIS SECTION

60.855

as located on page 60-70 through 60-76
(a total of 7 pages)

Said section is attached hereto and incorporated herein by reference. The purpose of this substitution and addition is to revise and add fees relating to the Public Works Department/Land Management Division building program activities (LM 60.855), effective July 1, 2008.

Adopted this _____ day of _____ 2008.

Chair, Lane County Board of Commissioners

APPROVED AS TO FORM

Date 5-7-2008 Lane County


OFFICE OF LEGAL COUNSEL

Fees shall be made payable to the Lane County Surveyor. The land survey checking fees shall be paid prior to submitting land surveys for filing. The affidavit of correction fee shall be paid prior to filing the document with the County Clerk. Fees shall be made payable to the Lane County Surveyor for the purpose of offsetting the cost of checking land surveys, sending notice to the Board of Examiners, reviewing affidavits of corrections and maintenance of microfilm records. All fees shall be submitted prior to filing or reviewing the land survey or affidavit.

(4) For servicing government corners that are disturbed by any person or public agency in accordance with ORS 209.140 or 209.150, the Lane County Surveyor may recover the cost of crew wages and vehicle usage to reimburse County for lowering and replacement of government corner monuments or corner accessories.

The cost of crew and vehicle usage to lower and service the corner or its accessories shall be paid by the person or public agency causing the corner to be disturbed to Lane County Surveyor within 10 days of receipt of the invoice for work performed.

(5) For road naming or renaming, the application fee shall be \$100.00. *(Revised by Order No. 01-4-4-6, Effective 7.1.01; 04-2-11-3, 7.1.04; 04-5-5-8, 6.4.04; 07-4-18-3, 7.1.07)*

60.855 Public Works Department/Land Management Division – Building.

In accordance with LC Chapter 11 and ORS Chapters 446, 447, 455 and 479, the following fees are established:

(1) Building Permit Fees. Building permit fees shall be based on the total valuation of work and assessed in accordance with the schedule below. Reference LM 60.855(14) for detailed information regarding how total valuation is determined.

<u>Total Valuation</u>	<u>Fee</u>
\$1 to \$500	\$22.45
\$500.01 to \$2,000	\$22.45 for the first \$500 plus \$4.30 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,000.01 to \$25,000.00	\$86.95 for the first \$2,000 plus \$10.20 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,000.01 to \$50,000.00	\$321.55 for the first \$25,000 plus \$7.40 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,000.01 to \$100,000.00	\$506.55 for the first \$50,000 plus \$4.20 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,000.01 and up	\$716.55 for the first \$100,000 plus \$3.90 for each additional \$1,000 or fraction thereof.

(2) Additional Fees.

Structural Plan Review Fee. In addition to the building permit fee, a structural plan review fee will be charged based on the building permit fee. Structural plan review fees shall be 65% of the building permit fee.

Fire/Life Safety Plan Review Fee. In addition to the building permit fee, fire/life safety plan review fee will be charged when such a review is required. Fire/life safety plan review fees shall be 40% of the building permit fee.

Mobile Home Placement Permit \$ 208.00

Mobile Modular Structures (used for other than dwelling purposes)
 fees are Building Permit Fees applied to 37.5% of project
 value based on Building Valuation Data.

Temporary Mobile Home Hardship Placement Permit (Original Placement-Good for two calendar years) Fees same as regular mobile home placement permits	
Recreational Vehicle (six months, no utilities)	\$ 49.60
Structure Relocation Investigation Fees	\$ 172.00
Swimming Pool (Plumbing and/or Mechanical extra)	\$ 110.20
Demolition of Buildings (Plumbing Extra)	\$ 55.10
Agricultural Buildings not located in Flood Hazard Areas	\$ 38.60
Change of Occupancy Inspection Fee	\$ 275.50
Building Code Administrative Variance Fee	\$ 38.60
Building Appeals Hearing Filing Fee	\$ 110.20
Code Interpretation Conference Fee	\$ 62.00 minimum
.....	\$ 62.00/hr.
(3) <u>Other Inspection and Fees.</u>	
Reinspection Fee	\$ 76.00
Additional Plan Review Time	\$ 62.00 minimum
.....	\$ 62.00/hr.
(4) <u>Mechanical Permit Fees.</u>	
Permit Issuance Fee (Base fee, then add the following fees that apply)	\$ 35.00
Installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3kW)	\$ 21.00
Installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3kW)	\$ 25.65
Installation or relocation of each residential heat pump	\$ 36.15
Installation or relocation of each floor furnace, including vent ...	\$ 21.00
Installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$ 21.00
Installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$ 10.50
Repair of, alteration of, or addition to each heating appliance, refrigerator unit, cooling unit, absorption unit or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by the code	\$ 21.00
Installation or relocation of each compressor to and including three horsepower (10.6kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$ 21.00
Installation or relocation of each compressor over three horsepower (10.6kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$ 38.50
Installation or relocation of each compressor over 15 horsepower (52.7kW) to and including 30 horsepower (105.5kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$ 52.50
Installation or relocation of each compressor over 30 horsepower (105.5kW), to and including 50 horsepower (176kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9kW)	\$ 78.10

Installation or relocation of each refrigeration compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$ 130.60
Each air handling unit to and including 10,000 cubic feet per minute (4720 L/s), including ducts attached thereto. (Note, this fee shall not apply to an air handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the code)	\$ 15.20
Each air-handling unit exceeding 10,000 cfm (4720 L/s).....	\$ 25.65
Each evaporative cooler other than portable type	\$ 15.20
Each ventilation fan connected to a single duct	\$ 10.50
Each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit.....	\$ 15.20
Installation of each hood which is served by a mechanical exhaust, including the ducts for such hood	\$ 15.20
Installation or relocation of each domestic-type incinerator	\$ 25.65
Installation or relocation of each commercial or industrial-type incinerator	\$ 104.95
Installation or relocation of each woodstove/insert	\$ 66.60
Vent pre-inspection for inserts	\$ 56.10
Each appliance or piece of equipment regulated by this code, but not classed in other appliance categories or for which no other fee is listed in this code.....	\$ 15.75
Fuel gas piping:	
Each gas-piping system of one to four outlets	\$ 6.10
Each gas-piping system of five or more outlets, per outlet.....	\$ 1.70
Mechanical Plan Review Fee. A mechanical plan review fee will be charged when such a review is required. Mechanical plan review fees shall be 25% of the mechanical permit fee.	

(5) Mobile Home Parks. Valuation is computed per Table 2 of OAR 918-600. Fees shall be 130% of the fees as regulated by OAR 918-600, Manufactured Dwelling Parks and Mobile Home Parks as currently in effect, plus regular permit fees for building, plumbing and mechanical permits. A 15% surcharge, in accordance with ORS 446.430, shall be assessed.

(6) Recreation Parks. Valuation is computed per Table 2 of OAR 918-650. Fees shall be 130% of the fees as regulated by OAR 918-650, Recreational Parks and Organizational Camps plus regular permit fee for plumbing. Plan Review Fee is 65% of total permit fee.

(7) Plumbing Permit Fees.

Minimum Plumbing Permit Fee.....	\$ 47.50
Single Family up to 40 fixtures when purchased as a unit (includes: DWV/water distribution and the first 100 feet of water service, sanitary sewer and storm sewer.)	
Single Family: 1 Bath.....	\$ 294.35
Single Family: 2 Bath.....	\$ 389.35
Single Family: 3 Bath.....	\$ 474.75
Single Family: Solar (when connected with potable water).	\$ 66.50
Single Family Repair/Remodel (less than 50%)	\$ 66.50
Single Family Repair/Remodel (less than 7 fixtures) (more than 50%).....	\$ 95.00

Single Family Repair/Remodel (7 fixtures or more) (more than 50%) Number of fixtures x \$17.10
 Single Family with more than 40 fixtures, over 3 baths, more than 100 feet of water service pipe, sanitary or storm sewer, or when permit is not purchased as a unit: Number of fixtures is multiplied by \$17.10, plus water service, sanitary and storm sewers as required in Water Service/Sanitary/Storm Sewer subsection below.
 Other single family water service or building sewer fee determined in accordance with Water Service/Sanitary/Storm Sewer subsection below.

Mobile Homes.

Mobile Home Park Sewer Collection and Water Distribution System (per space) \$ 57.00
 Mobile Home Service Connection (sewer, water and storm)
 First 100 feet \$ 70.40
 Each additional 100 feet or fraction thereof \$ 35.20

Commercial/Industrial

If less than 200 feet of sewer and 200 feet of water service and less than 10 fixtures \$ 265.90
 If over 200 feet of sewer or water service and/or more than 10 fixtures: Number of fixtures is multiplied by \$17.10, plus water service, sanitary and storm sewers as required in Water Service/Sanitary/Storm Sewer subsection below.

Water Service/Sanitary/Storm Sewer

Water Service (first 100 feet or fraction thereof) \$ 57.00
 Water Service (each additional 100 feet or fraction thereof) \$ 47.50
 Building Sewer (first 100 feet or fraction thereof) \$ 57.00
 Building Sewer (each additional 100 feet or fraction thereof) \$ 47.50
 Building Storm Sewer or Rain Drain (each 100 feet or fraction thereof) \$ 57.00
 Storm or Rain Drain (each additional 100 feet or fraction thereof) \$ 47.50
 Alternate Potable Water Heating Systems (coil, extractor, heat pumps, etc.) \$ 57.00

Plumbing Plan Review Fee. A plumbing plan review fee will be charged when such a review is required. Plumbing plan review fees shall be 30% of the plumbing permit fee.

(8) Electrical Permit Fees.

Electrical Master Permit Program:

Enrollment Fee \$ 100.00
 Inspection Time \$ 86.00/hr.

Residential: (per unit, service included)

1,000 sq. ft. or less \$ 143.00
 Each additional 500 sq. ft or portion thereof \$ 26.00
 Limited/restricted energy \$ 41.00
 Each manufactured home or modular dwelling service or feeder \$ 90.00

Services or Feeders: (installation, alterations, relocation)

200 amps/5 kva or less \$ 100.00

201 to 400 amps/5.01 to 15 kva.....	\$ 126.00
401 to 600 amps/15.01 to 25 kva.....	\$ 175.00
601 amps to 1,000 amps.....	\$ 276.00
Over 1,000 amps or volts.....	\$ 556.00
Reconnect only.....	\$ 82.00
Temporary Services or Feeders: (installation, alteration, relocation)	
200 amps or less.....	\$ 82.00
201 amps to 400 amps.....	\$ 99.00
401 amps to 600 amps.....	\$ 162.00
Over 600 amps or 1,000 volts (see Services or Feeders section, above)	
Branch Circuits: (new, alteration, extension per panel)	
The fee for branch circuits with purchase of service or feeder fee:	
Each branch circuit.....	\$ 7.00
The fee for branch circuits without purchase of a service or feeder fee:	
First branch circuit.....	\$ 76.00
Each additional branch circuit.....	\$ 7.00
Miscellaneous: (service or feeder not included)	
Each pump or irrigation circle.....	\$ 82.00
Each sign or outline lighting.....	\$ 82.00
Signal circuit(s) or a limited/restricted energy panel or alteration or extension of limited energy circuits.....	\$ 82.00
Each additional inspection.....	\$ 76.00
Electrical Plan Review Fee. An electrical plan review fee will be charged when such a review is required. Electrical plan review fees shall be 25% of the electrical permit fee.	
(9) Miscellaneous:	
Composting Toilet.....	\$ 38.00
Solar System each component.....	\$ 26.00
Solar System Building Alterations.....	\$ 76.00 minimum
Masonry fireplace Installation (for existing structure).....	\$ 148.00
(10) Temporary Certificate of Occupancy Fee. 10% of Building Permit fee.	
(11) Development Report Service Fee.	
(with inspection).....	\$ 148.00
(without inspection).....	\$ 76.00
(12) Surcharge. In accordance with ORS 455.210 and 455.220, a State surcharge will be collected on the total building permit fees and submitted to the Oregon State Department of Consumer & Business Services. The State surcharge shall be the lesser of 13% or the amount determined by the Department of Consumer & Business Services.	
(13) Quick Start Authorization Fee.....	\$ 132.00
(14) 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 January – February 2008 Building Valuation Data (BVD)	

published by the International Code Council. If the determination of construction costs based on Building Valuation Data (BVD) 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.

(15) 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

(16) Additions. (Residential and Commercial)

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

(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; 05-6-29-4, 6.29.05; 06-2-8-7, 7.1.06; 07-12-12-14, 12.12.07)

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ARE RESERVED FOR FUTURE EXPANSION**

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corrections and maintenance of microfilm records. All fees shall be submitted prior to filing or reviewing the land survey or affidavit.

(4) For servicing government corners that are disturbed by any person or public agency in accordance with ORS 209.140 or 209.150, the Lane County Surveyor may recover the cost of crew wages and vehicle usage to reimburse County for lowering and replacement of government corner monuments or corner accessories.

The cost of crew and vehicle usage to lower and service the corner or its accessories shall be paid by the person or public agency causing the corner to be disturbed to Lane County Surveyor within 10 days of receipt of the invoice for work performed.

(5) For road naming or renaming, the application fee shall be \$100.00. *(Revised by Order No. 01-4-4-6, Effective 7.1.01; 04-2-11-3, 7.1.04; 04-5-5-8, 6.4.04; 07-4-18-3, 7.1.07)*

60.855 Public Works Department/Land Management Division – Building.

In accordance with LC Chapter 11 and ORS Chapters 446, 447, 455 and 479, the following fees are established:

(1) ~~Building Permit Fees. Fees shall be 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.~~ **Building permit fees shall be based on the total valuation of work and assessed in accordance with the schedule below. Reference LM 60.855(14) for detailed information regarding how total valuation is determined.**

<u>Total Valuation</u>	<u>Fee</u>
\$1 to \$500	\$22.45
\$500.01 to \$2,000	\$22.45 for the first \$5,00 plus \$4.30 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,000.01 to \$25,000.00	\$86.95 for the first \$2,000 plus \$10.20 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,000.01 to \$50,000.00	\$321.55 for the first \$25,000 plus \$7.40 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,000.01 to \$100,000.00	\$506.55 for the first \$50,000 plus \$4.20 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,000.01 and up	\$716.55 for the first \$100,000 plus \$3.90 for each additional \$1,000 or fraction thereof.

(2) Additional Fees.

Structural Plan Review Fee. In addition to the building permit fee, a structural plan review fee will be charged based on the building permit fee. Structural plan review fees shall be 65% of the building permit fee.

Fire/Life Safety Plan Review Fee. In addition to the building permit fee, fire/life safety plan review fee will be charged when such a review is required. Fire/life safety plan review fees shall be 40% of the building permit fee.

Mobile Home Placement Permit	\$ 176.30	208.00
Mobile Home Sewer and Water Connections Fee	\$ 55.10	
or		
Mobile Home sewer and water connectors (on private lots)		

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~~First 100 feet..... \$ 55.10~~
~~Each additional 100 feet or fraction thereof..... \$ 28.65~~
Mobile Modular Structures (used for other than dwelling purposes) **37.5%**
Exhibit A valuation rate fees are Building Permit Fees applied to 37.5% of project value based on Building Valuation Data.

Temporary Mobile Home Hardship Placement Permit

(Original Placement-Good for two calendar years)

Fees same as regular mobile home placement permits

Recreational Vehicle (six months, no utilities) \$ 49.60
Structure Relocation Investigation Fees..... \$ ~~110.20~~**172.00**
Swimming Pool (Plumbing and/or Mechanical extra) .. \$ 110.20
Demolition of Buildings (Plumbing Extra)..... \$ 55.10
Agricultural Buildings not located in Flood
Hazard Areas \$ 38.60
Change of Occupancy Inspection Fee \$ 275.50
Building Code Administrative Variance Fee \$ 38.60
Building Appeals Hearing Filing Fee..... \$ 110.20
Code Interpretation Conference Fee..... \$ ~~16.55~~**62.00**

minimum

..... \$ ~~16.55~~**62.00/hr.**

(3) ~~Other Inspection and Fees. May be levied at 130% of the fee provided in Table 3-A of the Uniform Building Code, 1991 Edition.~~

Reinspection Fee \$ 76.00
Additional Plan Review Time..... \$ 62.00 minimum
..... \$ 62.00/hr

(4) ~~Mechanical Permit Fees. Fees shall be 212% of the fee as provided in Table 3-A, Uniform Mechanical Code, 1991 Edition.~~

Permit Issuance Fee (Base fee, then add the following fees that apply)..... \$ 35.00

Installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3kW) \$ 21.00

Installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3kW) \$ 25.65

Installation or relocation of each residential heat pump \$ 36.15

Installation or relocation of each floor furnace, including vent \$

21.00

Installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater \$ 21.00

Installation, relocation or replacement of each appliance vent installed and not included in an appliance permit..... \$ 10.50

Repair of, alteration of, or addition to each heating appliance, refrigerator unit, cooling unit, absorption unit or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by the code \$ 21.00

- Installation or relocation of each compressor to and including three horsepower (10.6kW), or each absorption system to and including 100,000 Btu/h (29.3 kW) \$ 21.00
- Installation or relocation of each compressor over three horsepower (10.6kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW) \$ 38.500
- Installation or relocation of each compressor over 15 horsepower (52.7kW) to and including 30 horsepower (105.5kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW) \$ 52.50
- Installation or relocation of each compressor over 30 horsepower (105.5kW), to and including 50 horsepower (176kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9kW) \$ 78.10
- Installation or relocation of each refrigeration compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW) \$ 130.60
- Each air handling unit to and including 10,000 cubic feet per minute (4720 L/s), including ducts attached thereto. (Note, this fee shall not apply to an air handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the code) \$ 15.20
- Each air-handling unit exceeding 10,000 cfm (4720 L/s) \$ 25.65
- Each evaporative cooler other than portable type... \$ 15.20
- Each ventilation fan connected to a single duct..... \$ 10.50
- Each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit..... \$ 15.20
- Installation of each hood which is served by a mechanical exhaust, including the ducts for such hood..... \$ 15.20
- Installation or relocation of each domestic-type incinerator \$ 25.65
- Installation or relocation of each commercial or industrial-type incinerator \$ 104.95
- Installation or relocation of each woodstove/insert.. \$ 66.60
- Vent pre-inspection for inserts..... \$ 56.10
- Each appliance or piece of equipment regulated by this code, but not classed in other appliance categories or for which no other fee is listed in this code \$ 15.75
- Fuel gas piping:
 - Each gas-piping system of one to four outlets. \$6.10
 - Each gas-piping system of five or more outlets, per outlet \$ 1.70
- Mechanical Plan Review Fee. A mechanical plan review fee will be charged when such a review is required. Mechanical plan review fees shall be 25% of the mechanical permit fee.

(5) Mobile Home Parks. Valuation is computed per Table 2 of OAR 918-600. Fees shall be 130% of the fees as regulated by OAR 918-600, Manufactured Dwelling Parks and Mobile Home Parks as currently in effect, plus regular permit fees for building,

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plumbing and mechanical permits. A 15% surcharge, in accordance with ORS 446.430, shall be assessed.

(6) Recreation Parks. Valuation is computed per Table 2 of OAR 918-650. Fees shall be 130% of the fees as regulated by OAR 918-650, Recreational Parks and Organizational Camps plus regular permit fee for plumbing. Plan Review Fee is 65% of total permit fee.

(7) Plumbing Permit Fees. ~~Fees shall be 166% of the fees as provided in the State of Oregon Plumbing Specialty Code, 1987 Edition.~~

Minimum Plumbing Permit Fee \$ 47.50

Single Family up to 40 fixtures when purchased as a unit (includes: DWV/water distribution and the first 100 feet of water service, sanitary sewer and storm sewer.)

Single Family: 1 Bath \$ 294.35

Single Family: 2 Bath \$ 389.35

Single Family: 3 Bath \$ 474.75

Single Family: Solar (when connected with potable water)

\$ 66.50

Single Family Repair/Remodel (less than 50%) \$ 66.50

50%) \$ 95.00

50%) Number of fixtures x \$17.10

Single Family with more than 40 fixtures, over 3 baths, more than 100 feet of water service pipe, sanitary or storm sewer, or when permit is not purchased as a unit: Number of fixtures is multiplied by \$17.10, plus water service, sanitary and storm sewers as required in Water Service/Sanitary/Storm Sewer subsection below.

Other single family water service or building sewer fee determined in accordance with Water Service/Sanitary/Storm Sewer subsection below.

Mobile Homes.

Mobile Home Park Sewer Collection and Water Distribution System (per space) \$ 57.00

Mobile Home Service Connection (sewer, water and storm)

First 100 feet \$ 70.40

Each additional 100 feet or fraction thereof \$ 35.20

Commercial/Industrial

If less than 200 feet of sewer and 200 feet of water service and less than 10 fixtures \$ 265.90

If over 200 feet of sewer or water service and/or more than 10 fixtures: Number of fixtures multiplied is by \$17.10, plus water service, sanitary and storm sewers as required in Water Service/Sanitary/Storm Sewer subsection below.

Water Service/Sanitary/Storm Sewer

Water Service (first 100 feet or fraction thereof) \$ 57.00

Water Service (each additional 100 feet or fraction thereof)

\$ 47.50

Building Sewer (first 100 feet or fraction thereof) \$ 57.00

Building Sewer (each additional 100 feet or fraction thereof)
\$ 47.50
Building Storm Sewer or Rain Drain (each 100 feet or fraction thereof)
\$ 57.00
Storm or Rain Drain (each additional 100 feet or fraction thereof)
\$ 47.50
Alternate Potable Water Heating Systems (coil, extractor, heat pumps, etc.)
\$ 57.00
Plumbing Plan Review Fee. A plumbing plan review fee will be charged when such a review is required. Plumbing plan review fees shall be 30% of the plumbing permit fee.

(8) Electrical Permit Fees.

Electrical Master Permit Program:

Enrollment Fee	\$ 100.00
Inspection Time	\$ 86.00/hr.
Residential: (per unit, service included)	
1,000 sq. ft. or less	\$119 143.00
Each additional 500 sq. ft or portion thereof	\$21 26.00
Limited/restricted energy	\$28 41.00
Each manufactured home or modular dwelling service or feeder	\$71 90.00
Services or Feeders: (installation, alterations, relocation)	
200 amps/5 kva or less	\$88 100.00
201 to 400 amps/5.01 to 15 kva	\$105 126.00
401 to 600 amps/15.01 to 25 kva	\$ 175.00
601 amps to 1,000 amps	\$228 276.00
Over 1,000 amps or volts	\$525 556.00
Reconnect only	\$71 82.00
Temporary Services or Feeders: (installation, alteration, relocation)	
200 amps or less	\$71 82.00
201 amps to 400 amps	\$96 99.00
401 amps to 600 amps	\$140 162.00
Over 600 amps or 1,000 volts (see Services or Feeders section, above)	
Branch Circuits: (new, alteration, extension per panel)	
The fee for branch circuits with purchase of service or feeder fee:	
Each branch circuit	\$ 4.00 7.00
The fee for branch circuits without purchase of a service or feeder fee:	
First branch circuit	\$60 76.00
Each additional branch circuit	\$ 4.00 7.00
Miscellaneous: (service or feeder not included)	
Each pump or irrigation circle	\$71 82.00
Each sign or outline lighting	\$71 82.00
Signal circuit(s) or a limited/restricted energy panel or alteration or extension of limited	

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energy circuits \$~~7182.00~~
Each additional inspection \$~~6276.00~~
Electrical Plan Review Fee. An electrical plan review fee will be charged when such a review is required. Electrical plan review fees shall be 25% of the electrical permit fee.

(9) Miscellaneous:

Composting Toilet..... \$~~3138.00~~
Solar System each component..... \$~~2026.00~~
Solar System Building Alterations..... \$~~6276.00~~

minimum

Masonry fireplace Installation (for existing structure).. \$~~123148.00~~

(10) ~~Commercial/Industrial Temporary Certificate of Occupancy Fee. 10% of Building Permit fee.~~

(11) Development Report Service Fee.

(with inspection)..... \$~~123148.00~~
(without inspection)..... \$~~6276.00~~

(12) Surcharge. In accordance with ORS 455.210 and 455.220, a State surcharge will be collected on the total building permit fees and submitted to the Oregon State Department of Consumer & Business Services. The State surcharge shall be the lesser of 13% or the amount determined by the Department of Consumer & Business Services.

(13) Quick Start Authorization Fee..... \$ ~~107.50~~**132.00**

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

LANE COUNTY
Department of Public Works, Land Management Division

BUILDING VALUATION DATA

(14) 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 **January - February 2008 Building Valuation Data (BVD) published by the International Code Council. 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).**

¹¹ Occupancy and Type	Rate Per Square Foot
1. <u>Apartment Houses:</u>	
¹² 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>	
¹³ 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

¹¹ Deduct 20% for shell only buildings.
¹² Add 0.5% per floor for each story over three.
¹³ See #128.

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	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.	Convalescent Hospitals:	
	¹⁴ 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
	Basements:	
	Unfinished	\$ 13.54
	Finished	\$ 14.63
7.	Fire Stations:	
	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.	Homes for the Elderly:	
	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.	Hospitals:	
	¹⁵ Type I or II F.R.	\$ 134.46
	Type III 1 Hour	\$ 111.84
	Type V 1 Hour	\$ 103.75
10.	Hotels and Motels:	
	¹⁶ 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.	Industrial Plants:	
	Type I or II F.R.	\$ 46.59
	Type II 1 Hour	\$ 31.75

¹⁴ See #128.

¹⁵ See #128.

¹⁶ See #128.

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	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>	
	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>	
	¹⁷ 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>	

¹⁷ See #128.

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	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.	Restaurants:	
	Type III 1 Hour	\$ 76.46
	Type III N	\$ 72.84
	Type V 1 Hour	\$ 67.75
	Type V N	\$ 64.54
20.	Schools:	
	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.	Service Stations:	
	Type II N	\$ 54.58
	Type III 1 Hour	\$ 54.78
	Type V 1 Hour	\$ 48.14
	Canopies	\$ 21.06
22.	Stores:	
	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.	Theaters:	
	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.	Warehouses:	
	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.	Equipment:	
	Air Conditioning:	
	Commercial	\$ 3.53
	Residential	\$ 2.90
	Sprinkler Systems	\$ 1.66

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26. Miscellaneous Structures:	
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

If the ~~above~~ determination of construction costs **based on Building Valuation Data (BVD)** 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.~~

2815. 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

2916. 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; 05-6-29-4, 6.29.05; 06-2-8-7, 7.1.06; 07-12-12-14, 12.12.07)

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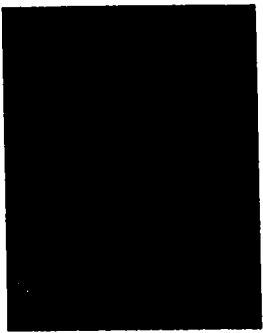
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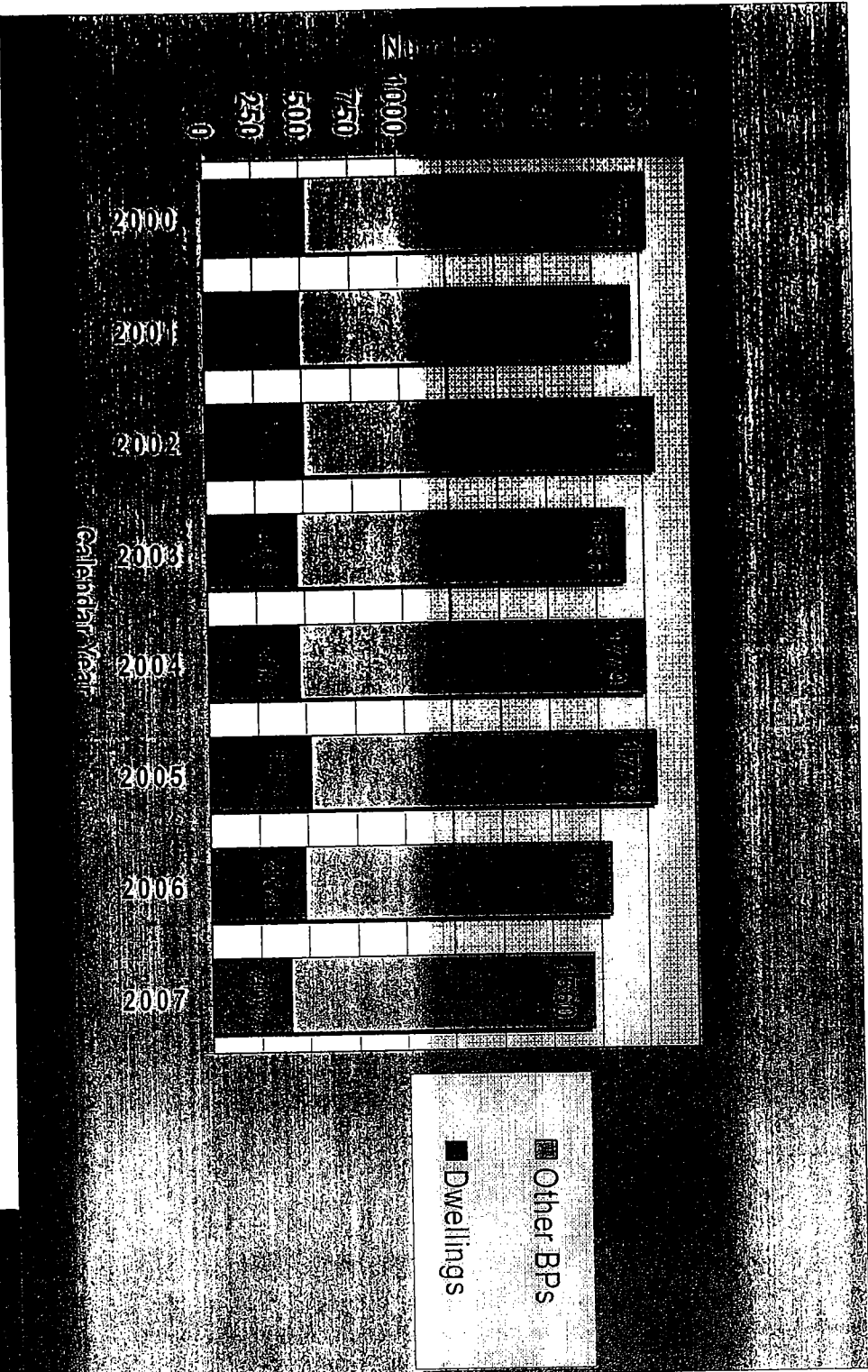
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PAGES 60-78 THROUGH 60-90
ARE RESERVED FOR FUTURE EXPANSION



Building Permits By Year



Land Mangement Divislon Fee Increase History					
	FY04-05	FY05-06	FY06-07	FY08-09	FY09-10
Structural	7.5%	0.0%	2.5%	0%	0%
Mechanical	7.5%	50.0%	2.5%	0%	0%
Plumbing	7.5%	50.0%	2.5%	0%	0%
Electrical¹	n/a	0.0%	0.0%	12%	0%
Planning²	7.5%	8.0%	7.5%	13.5%	0%
Sanitation³	14.0%	8.0%	11.0%	8%	0%

1 Program Assumed from State in FY04-05

2 Long Range Planning Surcharge added July 1, 1999

3 Program transferred to LMD July 1, 1998

Example Single Family Dwelling:

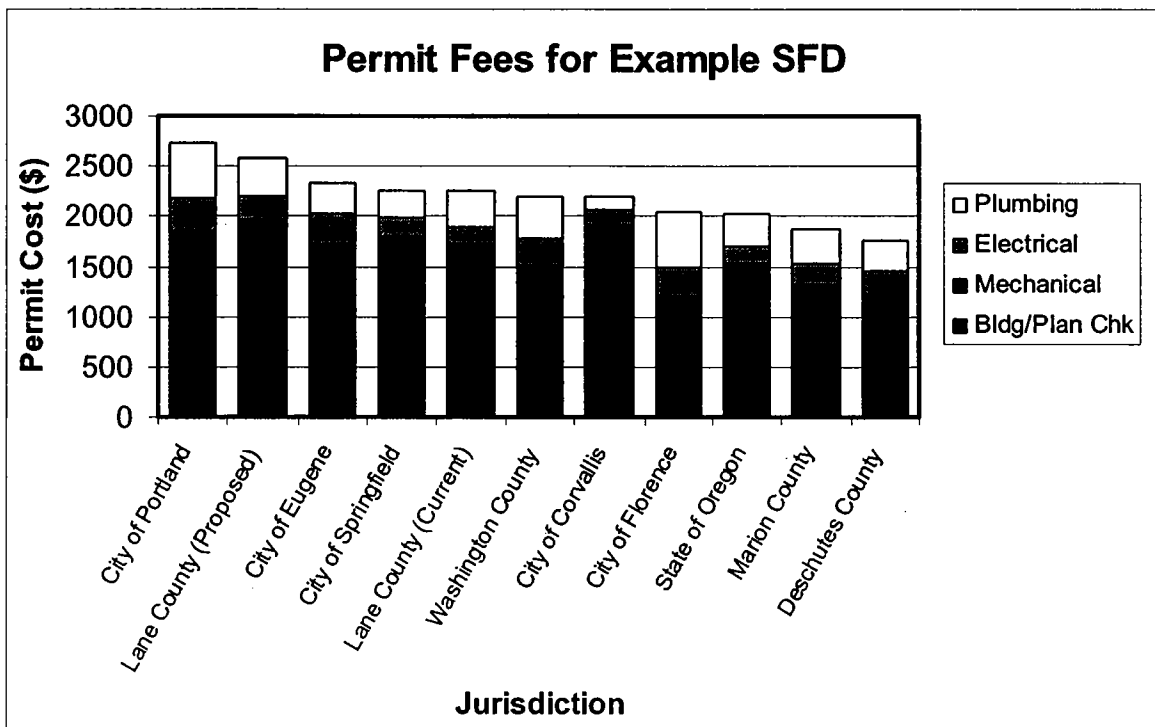
- 2000 Square Foot Living Space – 3 Bdm, 2 Bath (R-3 Occ., Type VB Const.)
- 400 Square Foot Garage (U Occ., Type VB Const.)
- 12 Plumbing Fixtures
- 2 Exhaust Fans
- 1 Dryer Vent
- 1 Furnace
- 1 Gas Piping Service with 2 Outlets
- 1 Range Hood

Note: The comparisons below are exclusive of any additional surcharges, fees or SDC's that the included jurisdictions may apply.

Calculated Fees:

Jurisdiction	Permit Fees for Example SFD				
	Bldg/Plan Chk	Mechanical	Electrical	Plumbing	Total
City of Portland	1,768.75	91.00	321.00	548.00	2,728.75
Lane County (Proposed)	1,857.98	118.20	221.00	389.35	2,586.53
City of Eugene	1,604.11	107.00	307.00	314.00	2,332.11
City of Springfield	1,748.34	50.00	180.00	280.00	2,258.34
Lane County (Current)	1,609.82	107.40	182.00	353.91	2,253.13
Washington County	1,447.88	60.00	276.00	422.00	2,205.88
City of Corvallis	1,784.99	118.00	170.00	132.00	2,204.99
City of Florence	1,052.70	149.45	294.00	548.00	2,044.15
State of Oregon	1,491.85	40.95	163.00	330.00	2,025.80
Marion County	1,236.26	80.00	210.00	350.00	1,876.26
Deschutes County	1,148.40	72.00	238.00	298.00	1,756.40

Lane County % Increase	15.4%	10.1%	21.4%	10.0%	14.8%
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**Example of Permit Fees for
Developing a New 2000 Square Foot Dwelling**

<u>Existing Fees:</u>		<u>Surcharge</u>	<u>Tech Fee</u>	<u>Total</u>
Special Use Permit =	\$1553.75	\$388.44	\$10	\$1952.19
Septic Site Evaluation =	\$ 538.00	\$134.50	\$10	\$ 682.50
Septic Installation Permit =	\$ 701.00	\$175.25	\$10	\$ 886.25
Building Permit =	\$2253.13	\$563.28	\$10	\$2826.41
				Total = \$ 6347.35

<u>Proposed Fees:</u>		<u>Surcharge</u>	<u>Tech Fee</u>	<u>Total</u>
Special Use Permit =	\$2000.00	\$560.00	\$50	\$2610.00
Septic Site Evaluation =	\$ 565.00	\$158.20	\$50	\$ 773.20
Septic Installation Permit =	\$ 736.00	\$206.08	\$50	\$ 992.08
Building Permit =	\$2586.53	\$724.23	\$50	\$3360.76
				Total = \$ 7736.04