

**Lowell City Council
Regular Meeting
Tuesday, August 6, 2024 at 7:00 pm**

**Lowell Rural Fire Protection District Fire Station 1
389 N. Pioneer Street, Lowell, OR 97452**

Members of the public may provide comment or testimony through the following:

- Joining in person or by phone, tablet, or personal computer. For details, click on the event at <www.ci.lowell.or.us>.
- Mailing written comments to PO Box 490, Lowell, OR 97452 or delivering in person at Lowell City Hall located at 70 N. Pioneer St.
- By email to admin@ci.lowell.or.us.
- Comments received by 4:00 pm on the meeting date will be included in the record.

Regular Meeting Agenda

Call to Order/Roll Call/Pledge of Allegiance

Councilors: Mayor Bennett ___ Harris ___ Stratis ___ Weathers ___ Murray ___

Approval of Agenda

Consent Agenda

Council members may request an item be removed from the Consent Agenda to be discussed as the first business item of the meeting.

Public Comments

Speakers will be limited to three (3) minutes. The Council may ask questions but will not engage in discussion or make decisions based on public comment at this time. The Mayor may direct the City Administrator to follow up on comments received. When called, please state your name and address for the record.

Direct all comments to the Council through the Mayor. All speakers are expected to be polite, courteous, and respectful when making their comments. Personal attacks, insults, profanity, and inflammatory comments will not be permitted.

Council Comments (three minutes per speaker)

Staff Reports

Old Business

New Business

1. Review "Appendix J: Grading" from the 2024 International Building Code. – Discussion/ Possible action
2. Review proposed fee schedule for structural, electrical, mechanical, plumbing, grading, and related permits. – Discussion/ Possible action
Recommended motion: "I move to authorize the City Administrator to send the proposed fee schedule to the Building Codes Division to start the notice period."
3. Direction on the process for sale of the old City Hall building. – Discussion

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or other accommodations for persons with disabilities must be made at least 48 hours before the meeting to City Clerk Sam Dragt at 541-937-2157.

City Council Meeting Agenda

4. Motion to approve a purchase order for “general collection services” with Professional Credit Service based on State of Oregon price agreement #DASPS-3360-20 and to authorize the City Administrator to sign. – Discussion/ Possible action
5. Motion to accept Annette Brieske Beiderwell’s resignation from the Library Committee. – Discussion/ Possible action
6. Direction on “Charging and fueling infrastructure grant” opportunity with Lane County. – Discussion/ Possible action

Other Business

Mayor Comments

Community Comments: Limited to two (2) minutes if prior to 9:30 P.M.

Adjourn the Regular Meeting.

Executive Session Agenda

Executive Sessions are closed to the public. Representatives of the news media and designated staff may attend Executive Sessions. Representatives of the news media are specifically directed not to report on any of the deliberations during the Executive Session, except to state the general subject of the session as previously announced. No decision will be made during or following this executive session. For that reason, the City Council will adjourn immediately following the executive session and will not be returning to open session.

Call to Order/Roll Call

Councilors: Mayor Bennett ___ Harris ___ Stratis ___ Weathers ___ Murray___

Executive Session:

This executive session is being held pursuant to ORS 192.660(2)(i) – to review and evaluate the employment-related performance of an employee who does not request an open hearing. – City Administrator performance evaluation

Adjourn the Executive Session

Agenda Item Sheet
City of Lowell City Council



Type of item:	Discussion
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Item title/recommended action:

Review "Appendix J: Grading" from the 2024 International Building Code. – Discussion/
Possible action

Justification or background:

Ordinance 227, adopted on February 3, 2004, established grading and excavation regulations for the city. This ordinance is codified into Section 8.001 of the Lowell Revised Code. This section references Appendix Chapter 33 of the Uniform Building Code. This reference is outdated and is no longer in effect. The 2022 Oregon Structural Specialty Code with Amendments Effective Oct. 2023 references Appendix J, "Grading." However, the link to this document states that: "Appendix J is not adopted by the State of Oregon, Building Codes Division, as part of this code. A municipality may have authority outside of this code to regulate these matters locally, where not preempted."

The 2024 International Building Code provides the full text for this Appendix J, which can be found here: <https://codes.iccsafe.org/content/IBC2024P1/appendix-j-grading>

This is on the agenda due to our work in updating the building fee schedule, which is next on this meeting's agenda for consideration. Staff request direction from the City Council on preparing an ordinance to update the reference to adopt Appendix J. Adoption of these grading and excavation standards is required if we want to keep the grading and excavation fees on the building permit fee scheduled. If we don't want to update our ordinance to adopt Appendix J, then we need to remove grading fees from the proposed new building fee schedule. The City Engineer has reviewed Appendix J, and they recommend having up-to-date grading and excavating regulations within the city.

Agenda Item Sheet
City of Lowell City Council



Type of item:	Discussion
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Option 1. Update the city's ordinances to adopt Appendix J. Keep the grading/excavating fees in the proposed building fee schedule. The ordinance that updates the fee schedule can also include a section to revise LRC Sec. 8.002.

Option 2. Do not implement new grading and excavating regulations. Delete the grading/excavating fees from the proposed building permit fee schedule.

Staff recommend Option 1. A decision is required so that staff can finalize the building permit fee schedule for notice through the Building Codes Division.

Budget impact:

TBD

Department or Council sponsor:

Building

Attachments:

Appendix J from the 2024 International Building Code

Meeting date:	08/06/2024
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Appendix J Grading

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APPENDIX J GRADING



The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User notes:

About this appendix: Appendix J provides standards for the grading of properties. The appendix also provides standards for the administration and enforcement of a grading program, including permit and inspection requirements. Appendix J was originally developed in the 1960s and used for many years in jurisdictions throughout the western United States. It is intended to provide consistent and uniform code requirements anywhere grading is considered an issue.

Code development reminder: Code change proposals to this appendix will be considered by the IBC —Structural Code Development Committee during the 2025 (Group B) Code Development Cycle.

SECTION J101 GENERAL



J101.1 Scope.



The provisions of this chapter apply to *grading*, *excavation* and earthwork construction, including fills and embankments. Where conflicts occur between the technical requirements of this chapter and the geotechnical report, the geotechnical report shall govern.

J101.2 Flood hazard areas.



Unless the applicant has submitted an engineering analysis, prepared in accordance with standard engineering practice by a *registered design professional*, that demonstrates the proposed work will not result in any increase in the level of the *base flood*, *grading*, *excavation* and earthwork construction, including fills and embankments, shall not be permitted in *floodways* that are in *flood hazard areas* established in [Section 1612.3](#) or in *flood hazard areas* where *design flood elevations* are specified but *floodways* have not been designated.

SECTION J102 DEFINITIONS



J102.1 Definitions.



The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to [Chapter 2](#) of this code for general definitions.

BENCH. A relatively level step excavated into earth material on which *fill* is to be placed.

COMPACTION. The densification of a *fill* by mechanical means.

CUT. See "[Excavation](#)."

DOWN DRAIN. A device for collecting water from a swale or ditch located on or above a *slope*, and safely delivering it to an *approved drainage facility*.

EROSION. The wearing away of the ground surface as a result of the movement of wind, water or ice.

EXCAVATION. The removal of earth material by artificial means, also referred to as a cut.

FILL. Deposition of earth materials by artificial means.

GRADE. The vertical location of the ground surface.

GRADE, EXISTING. The *grade* prior to *grading*.

GRADE, FINISHED. The *grade* of the *site* at the conclusion of all *grading* efforts.

GRADING. An *excavation* or *fill* or combination thereof.

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Appendix J Grading

SECTION J103

PERMITS REQUIRED

J103.1 Permits required.

Except as exempted in [Section J103.2](#), *grading* shall not be performed without first having obtained a *permit* therefor from the *building official*. A *grading permit* does not include the construction of retaining walls or other *structures*.

J103.2 Exemptions. ^P

A *grading permit* shall not be required for the following:

1. *Grading* in an isolated, self-contained area, provided that the public is not endangered and that such *grading* will not adversely affect adjoining properties.
2. *Excavation* for construction of a *structure* permitted under this code.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. *Excavations* for wells, or trenches for utilities.
6. Mining, quarrying, excavating, processing or stock-piling rock, sand, gravel, aggregate or clay controlled by other regulations, provided that such operations do not affect the lateral support of, or significantly increase stresses in, soil on adjoining properties.
7. Exploratory *excavations* performed under the direction of a *registered design professional*.

Exemption from the *permit* requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction*.

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SECTION J104



PERMIT APPLICATION AND SUBMITTALS

J104.1 Submittal requirements.

In addition to the provisions of [Section 105.3](#), the applicant shall state the estimated quantities of *excavation* and *fill*.

J104.2 Site plan requirements. ^P

In addition to the provisions of [Section 107](#), a *grading* plan shall show the *existing grade* and *finished grade* in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of this code. The plans shall show the *existing grade* on adjoining properties in sufficient detail to identify how *grade* changes will conform to the requirements of this code.

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J104.3 Geotechnical report.

A geotechnical report prepared by a *registered design professional* shall be provided. The report shall contain not less than the following:

1. The nature and distribution of existing soils.
2. Conclusions and recommendations for *grading* procedures.
3. Soil design criteria for any *structures* or embankments required to accomplish the proposed *grading*.
4. Where necessary, *slope* stability studies, and recommendations and conclusions regarding *site* geology.

Exception: A geotechnical report is not required where the *building official* determines that the nature of the work applied for is such that a report is not necessary.


J104.4 Liquefaction study. ^P

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SECTION J105
INSPECTIONS

J105.1 General.

Inspections shall be governed by [Section 110](#).

J105.2 Special inspections.

The *special inspection* requirements of [Section 1705.6](#) shall apply to work performed under a *grading permit* where required by the *building official*.

SECTION J106
EXCAVATIONS

J106.1 Maximum slope.

The *slope* of cut surfaces shall be not steeper than is safe for the intended use, and shall be not more than one unit vertical in two units horizontal (50-percent *slope*) unless the owner or the owner's authorized agent furnishes a geotechnical report justifying a steeper *slope*.

Exceptions:

1. A cut surface shall be permitted to be at a *slope* of 1.5 units horizontal to 1 unit vertical (67-percent *slope*) provided that all of the following are met:
 - 1.1. It is not intended to support *structures* or surcharges.
 - 1.2. It is adequately protected against *erosion*.
 - 1.3. It is not more than 8 feet (2438 mm) in height.
 - 1.4. It is *approved* by the building code official.
 - 1.5. Ground water is not encountered.
2. A cut surface in bedrock shall be permitted to be at a *slope* of 1 unit horizontal to 1 unit vertical (100-percent *slope*).

SECTION J107
FILLS

J107.1 General.

Unless otherwise recommended in the geotechnical report, fills shall comply with the provisions of this section.

J107.2 Surface preparation.

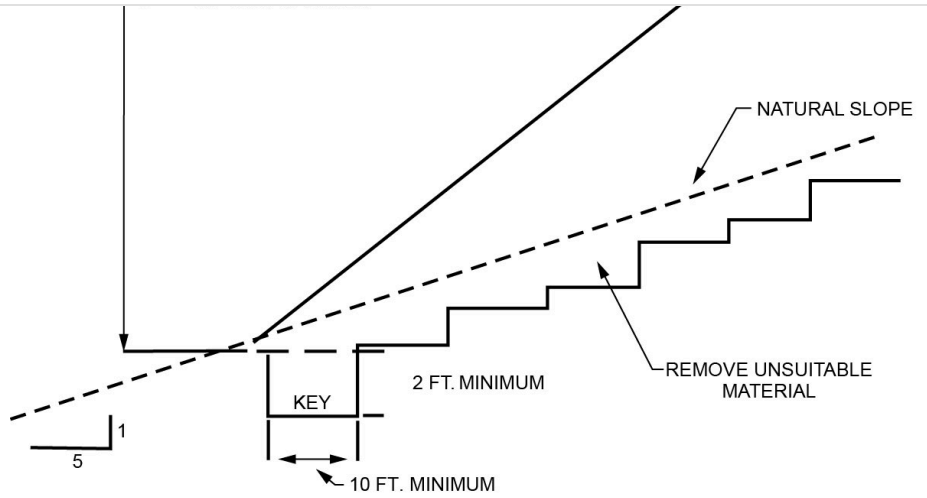
The ground surface shall be prepared to receive *fill* by removing vegetation, topsoil and other unsuitable materials, and scarifying the ground to provide a bond with the *fill* material.

J107.3 Benching.

Where *existing grade* is at a *slope* steeper than one unit vertical in five units horizontal (20-percent *slope*) and the depth of the *fill* exceeds 5 feet (1524 mm) benching shall be provided in accordance with [Figure J107.3](#). A *key* shall be provided that is not less than 10 feet (3048 mm) in width and 2 feet (610 mm) in depth.

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For SI: 1 foot = 304.8 mm.

FIGURE J107.3 BENCHING DETAILS

J107.4 Fill material.

Fill material shall not include organic, frozen or other deleterious materials. Rock or similar irreducible material greater than 12 inches (305 mm) in any dimension shall not be included in fills.

J107.5 Compaction.

All fill material shall be compacted to 90 percent of maximum density as determined by ASTM D1557, Modified Proctor, in lifts not exceeding 12 inches (305 mm) in depth.

J107.6 Maximum slope.

The slope of fill surfaces shall be not steeper than is safe for the intended use. Fill slopes steeper than one unit vertical in two units horizontal (50-percent slope) shall be justified by a geotechnical report or engineering data.

SECTION J108 SETBACKS

J108.1 General.

Cut and fill slopes shall be set back from the property lines in accordance with this section. Setback dimensions shall be measured perpendicular to the property line and shall be as shown in Figure J108.1, unless substantiating data is submitted justifying reduced setbacks.

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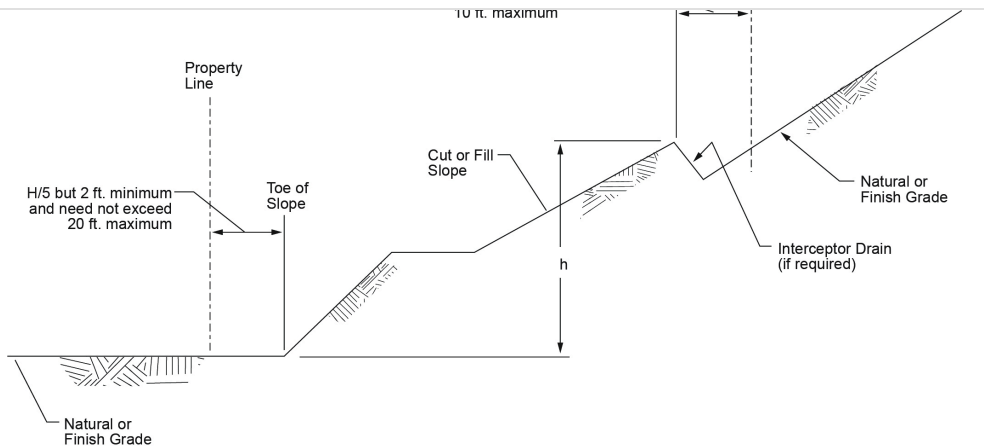
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For SI: 1 foot = 304.8 mm.

FIGURE J108.1 DRAINAGE DIMENSIONS

J108.2 Top of slope.

The setback at the top of a cut *slope* shall be not less than that shown in [Figure J108.1](#), or than is required to accommodate any required interceptor drains, whichever is greater.

J108.3 Slope protection.

Where required to protect adjacent properties at the toe of a *slope* from adverse effects of the *grading*, additional protection, *approved* by the *building official*, shall be included. Examples of such protection include but are not be limited to:

1. Setbacks greater than those required by [Figure J108.1](#).
2. Provisions for retaining walls or similar construction.
3. *Erosion* protection of the *fillslopes*.
4. Provision for the control of surface waters.

SECTION J109 DRAINAGE AND TERRACING

J109.1 General.

Unless otherwise recommended by a *registered design professional*, drainage *facilities* and terracing shall be provided in accordance with the requirements of this section.

Exception: Drainage *facilities* and terracing need not be provided where the ground *slope* is not steeper than one unit vertical in three units horizontal (33-percent *slope*).

J109.2 Terraces.

Terraces not less than 6 feet (1829 mm) in width shall be established at not more than 30-foot (9144 mm) vertical intervals on all cut or *fill slopes* to control surface drainage and debris. Suitable access shall be provided to allow for cleaning and maintenance.

Where more than two *terraces* are required, one *terrace*, located at approximately mid-height, shall be not less than 12 feet (3658 mm) in width.

Swales or ditches shall be provided on *terraces*. They shall have a minimum gradient of one unit vertical in 20 units horizontal (5-percent *slope*) and shall be paved with concrete not less than 3 inches (76 mm) in thickness, or with other materials suitable to the application. They shall have a depth not less than 12 inches (305 mm) and a width not less than 5 feet (1524 mm).

A single run of swale or ditch shall not collect runoff from a tributary area exceeding 13,500 square feet (1256 m²) (projected) without discharging into a *down drain*.

J109.3 Interceptor drains.

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J109.4 Drainage across property lines.

Drainage across property lines shall not exceed that which existed prior to *grading*. Excess or concentrated drainage shall be contained on *site* or directed to an *approved drainage facility*. *Erosion* of the ground in the area of discharge shall be prevented by installation of nonerosive *down drains* or other devices.

SECTION J110 EROSION CONTROL

J110.1 General.

The faces of cut and *fill slopes* shall be prepared and maintained to control *erosion*. This control shall be permitted to consist of effective planting.

Exception: *Erosion* control measures need not be provided on cut *slopes* not subject to *erosion* due to the *erosion-resistant* character of the materials.

Erosion control for the *slopes* shall be installed as soon as practicable and prior to calling for final inspection.

J110.2 Other devices.

Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control *erosion* and provide safety.

SECTION J111 REFERENCED STANDARDS

J111.1 General.

See [Table J111.1](#) for standards that are referenced in various sections of this appendix. Standards are listed by the standard identification with the effective date, standard title, and the section or sections of this appendix that reference the standard.

TABLE J111.1**REFERENCED STANDARDS**

STANDARD ACRONYM	STANDARD NAME	SECTIONS HEREIN REFERENCED
ASTM D1557—12E1	<i>Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort</i> [56,000 ft-lb/ft ³ (2,700 kN-m/m ³)].	J107.5
ASCE/SEI 7—22	<i>Minimum Design Loads and Associated Criteria for Buildings and Other Structures</i>	J104.4

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Agenda Item Sheet
City of Lowell City Council



Type of item:	Other
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Item title/recommended action:

Review proposed fee schedule for structural, electrical, mechanical, plumbing, grading, and related permits. – Discussion/ Possible action
Recommended motion: "I move to authorize the City Administrator to send the proposed fee schedule to the Building Codes Division to start the notice period."

Justification or background:

At your May 7, 2024 meeting, you reviewed a proposed new building permit fee schedule. At that meeting, we discussed the structure of the building permit fee schedule, including the methodology that the state requires. An update to this schedule is necessary as soon as possible. The reason is that the city is scheduled to go live with e-permitting in mid-October. For this to be successful, we need to have a new fee schedule that complies with the state's methodology in place.

The BCD ePermitting staff have reviewed the fee schedule following this agenda sheet. This schedule reflects the final version, with some minor changes compared to the original that you saw in May. These changes are based on feedback from ePermitting staff to ensure compliance with the state's methodology.

Following City Council's approval in concept of the fee schedule, the City Administrator will submit official notice to BCD's rules coordinator. The following tables details the timeline for adoption:

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Type of item:	Other
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Deliverable	Date
City Council reviews draft fee schedule. City Council makes final changes, if any, and vote to authorize the City Administrator to submit notice to BCD.	8/6/2024
City Administrator submits notice to BCD. This kicks off the 45-day notice period through BCD.	8/7/2024
City Council holds first reading of proposed ordinance to adopt a new fee schedule. Per city charter, two readings are required. At this meeting, City Council also holds public hearing on adoption of proposed ordinance.	8/20/2024
City Council holds second reading of proposed ordinance. Following second reading, City Council votes to approve the new ordinance. Per city charter, new ordinances don't go into effect until 30 days after approval, except in cases of emergency.	9/3/2024
End of BCD 45-day notice period.	9/21/2024
Earliest effective date of the ordinance per city charter. (30 days following adoption.)	10/3/2024
End of BCD 60-day appeal window.	10/6/2024

At this meeting, staff request final direction from City Council on any changes to the fee schedule. That way, staff can send that final draft to BCD to start the 45-day notice period.

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Type of item:	Other
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The City Council requested comparison data showing the impact of the new fees for average residential construction and electrical permits. The information following this agenda sheets provides such information. North West Code Pros.'s building permit technician analyzed three recent single-family residential permits for comparison. The new fee schedule results in an average \$1,080.98 increase for these three projects. Data are also included for three typical electrical permits. The average increase for these projects is \$167.62. The city has not updated these fees since 2012.

At the last meeting, there was also discussion on the technology fee. A 3% technology fee will result in revenues of \$126 for an average single-family building permit of around \$4,200. Staff recommend keeping the 3% technology fee. This fee will accumulate in the Building Fund. Once enough of these fees have accumulated, staff proposed using the funds for computer and software upgrades to improve the processing of building permits.

Budget impact:

TBD

Department or Council sponsor:

Building

Attachments:

Proposed building fee schedule; draft notice to BCD rules coordinator; summary of fee increases; before and after examples of fee calculation for single-family residential permits and selected electrical permits.
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Meeting date:	08/06/2024
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City Administrator's Office
P.O. Box 490 Lowell, OR 97452
Phone: 541-937-2157
Email: jcaudle@ci.lowell.or.us

To: Oregon Building Codes Division
Attn: Rules Coordinator, rulescoordinator.BCD@dcbs.oregon.gov
Re: Proposed Building Department fee amendment
Date: August 7, 2024

The Lowell City Council will consider amendments to the Lowell Building Department permit fees in a public hearing on Tuesday, August 20, 2024 at 7:00 pm. Attached to this letter is a draft of these proposed amendments. These amendments include updates to fees for structural, manufactured dwelling, electrical, mechanical, and plumbing permits. General permit, grading, and administration fees are also included.

The city wishes to implement these amendments for several reasons. The first is to restructure the fee schedule to comply with state requirements regarding the methodology for determining fees. The second is that the city has not updated its permit fees since 2012 (Resolution 587). Increases are necessary to keep up with the cost of doing business. Lastly, the fee update is essential to the city's transition to the ePermitting system through the Building Codes Division. This project is in progress, with an estimated timeline of mid-October to go live with ePermitting.

The City Council intends to adopt an ordinance to implement the fee update. A first reading and public hearing are scheduled Tuesday, August 20, 2024 at 7:00 pm. The meeting location is at 389 N. Pioneer St., Lowell OR 97452. There is also an option to attend remotely via Zoom. A second reading and vote to adopt the ordinance are scheduled for September 3, 2024. Per the city charter, the ordinance will go into effect 30 days after adoption. That date is October 3, 2024.

Questions or comments? Contact me at the email address or telephone number listed above. Information on the meetings and public hearing, including instructions on how to join remotely, can be found on the city website at: <https://www.ci.lowell.or.us/calendar>. Be sure to select the meeting in question. Written comments can be submitted to me via email, by regular mail at PO Box 490, Lowell OR 97452, or delivered in person to Lowell City Hall. Submit written comments by 4:00 pm on August 20, 2024 to ensure they are received in time to be included in the record for the public hearing.

Sincerely,

A handwritten signature in black ink that reads "Jcaudle".

Jeremy B. Caudle
City Administrator

Attachment:
Proposed fee schedule update

**City of Lowell
Fee Schedule
Adopted [MONTH] [DAY], 2024**

A. Structural and General Permit Fees

Structural Permit Fee table	
Valuation	Fee
\$1 - \$2000 (<i>Minimum Fee</i>)	\$95.00
\$2001 - \$25000	\$95.00 for the first \$2000 plus \$12.00 for each additional \$1000 or fraction thereof, to and including \$25000
\$25001 - \$50000	\$371.00 for the first \$25000 plus \$10.00 for each additional \$1000 or fraction thereof, to and including \$50000
\$50001 - \$100000	\$621.00 for the first \$50000 plus \$6.00 for each additional \$1000 or fraction thereof, to and including \$100000
\$100001 and above	\$921.00 for the first \$100000 plus \$5.00 for each additional \$1000 or fraction thereof
<i>Per OAR 918-050-0100, building valuation for new construction and additions is determined per the ICC Building Valuation Data Table current as of April 1 each year. Valuation for alteration or repair shall be based on the fair market value as determined by the building official.</i>	
Other Fees as applicable	
Structural Plan Review (when applicable)	65% of structural permit fee
Seismic Surcharge – Structural and Mechanical plan review required on essential facilities	1% of structural permit fee
Additional Plan Review (when applicable) - hourly	\$95.00/hour, minimum one hour
Fire Life Safety Plan Review (when applicable)	40% of structural permit fee
Reinspection – per each	\$95.00
Each additional inspection, above allowable – per each	\$95.00
Inspections for which no fee is specifically indicated (as required) and change of occupancy.	\$95.00/hour, minimum one hour
Inspection outside of normal business hours - hourly	\$95.00/hour, minimum two hours

Deferred Submittal Plan Review Fee – in addition to project plan review fees	65% of the building permit fee calculated using the value of the deferred portion with a \$275.00 minimum
Permit Reinstatement fee – to renew already expired permit, as eligible and approved by the Building Official; subject to State Surcharge	\$100.00
Permit Extension fee – to extend expiration on active permit; not subject to State Surcharge	\$75.00
Master Plans – Structural – setup fee	\$150 (initial review at standard plan review rate)
Plan Review of Master Plans that have been previously reviewed. <i>(This applies to re-submitted reviewed plans without changes and within the same code cycle and subject to the approval of building official).</i>	50% of calculated plan review fee
Temporary Certificate of Occupancy (30 day) <i>(Issuance of a temporary C of O, and extensions, requires approval of the building official.)</i>	Residential: \$200/month Commercial: \$300/month
Phased Project Plan Review Fee – in addition to project plan review fees	\$275.00 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1500.00 per phase
Structural demolition <i>(Includes 2 inspections, additional inspections, if required, are per hourly rate above).</i> Not subject to State Surcharge	\$300
Structural alteration (<u>not</u> demo) – partial, soft, interior Requires State Surcharge	See Structural Permit Fee table, by valuation
Building Appeals Hearing Filing Fee	\$150

Residential Fire Suppression – Standalone System, fee includes plan review. <i>Also, see Plumbing Fee section for Continuous Loop/Multipurpose System</i>	
Square Footage of Area to be Covered	Fee
0 – 2000 sq ft	\$200.00
2001 – 3600 sq ft	\$275.00
3601 - 7200 sq ft	\$350.00
7201 sq ft and greater	\$425.00

Commercial Fire Suppression – Alarms/Sprinklers - *separate Electrical Permit is required*

See Structural Permit Fee table, by valuation, and plan review fee noted above

Solar Structural Installation Permits – *separate Electrical Permit application may also be required*

<p>Solar Permit (when required) – Prescriptive Path System, fee includes plan review. <i>(Includes 2 inspections, additional inspections, if required, are per hourly rate above).</i></p>	<p>\$250.00</p>
<p>Solar Permit – Non-Prescriptive Path System</p>	<p>Fee as per Structural Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails and the cost of labor to install. <i>Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.</i></p>

Investigation Fees -*Applicable to all disciplines and established by the Building Official.*

<p>Investigation Fee – A <i>Low effort to determine compliance</i></p>	<p>\$95.00</p>
<p>Investigation Fee – B <i>Medium effort to gain compliance. Stop Work Order posted. Applicant obtains requirement permits within 10 business days.</i></p>	<p>\$150.00</p>
<p>Investigation Fee – C <i>High effort to gain compliance. Applicant failed to meet deadline or has had more than one documented violation in the past 12 months for starting work without permits or other violations</i></p>	<p>\$250.00</p>

Note: All permits and inspections are subject to state 12% state surcharge in accordance with state law. See Building Codes Division website for additional information on state surcharge.

B. Manufactured Dwelling Placement Permit Fees

Manufactured Dwelling Placement Fee *	\$400.00
State (Cabana) Fee	\$30.00
<p>* Per OAR 918-050-0130(1)-(2), fee includes the concrete slab, runners or foundations that are prescriptive, electrical feeder and plumbing connections and all cross-over connections and up to 30 lineal feet of site utilities. Decks, other accessory structures, and foundations that are not prescriptive, utility connections beyond 30 lineal feet, new electrical services or additional branch circuits, and new plumbing - may require separate permits. Includes three inspections. Additional inspections, if required, shall be per the hourly inspection rate noted above. See Structural schedule by valuation for non-dwelling modular placements.</p>	

C. Manufactured Dwelling/RV Parks – Area Development Permit (ADP)

The Area Development Permit fee to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Park & Organizational Camp – and applying the valuation amount to Table 1 as referenced for each.

D. Electrical Permit Fees

New Construction	
Residential	
First 1000 sq ft or less	\$250.00
Each additional 500 sq ft or portion thereof	\$50.00
Limited Energy – new residential construction	\$50.00
Each Manufactured Home/Modular Dwelling service	\$100.00
Multifamily	
New Multifamily Construction	Fee for largest unit calculated using above sq ft rates - plus 50% of permit fee for each additional unit
Multifamily, new construction – Limited Energy System – per floor	\$50.00
Multifamily, new construction – Protective Signaling – per floor	\$50.00
Service Feeders – Installation, Alteration, Relocation	
200 amp or less	\$150.00
201 – 400 amps	\$175.00
401 – 600 amps	\$300.00
601 – 1000 amps	\$400.00
Over 1000 amps or volts	\$500.00
Reconnect Only	\$100.00

Temporary Service Feeders – Installation, Alteration, Relocation	
200 amp or less	\$100.00
201 – 400 amps	\$125.00
401 – 600 amps	\$200.00
601 – 1000 amps	\$300.00
Over 1000 amps or volts	\$500.00
Branch Circuits – New, Alteration, Relocation	
With service or feeder – per each	\$12.00
Without service or feeder	\$90.00 for first branch circuit, \$12.00/each additional
Renewable Energy	
Renewable energy for electrical systems- 5kva or less	\$100.00
Renewable energy for electrical systems- 5.01kva through 15kva	\$150.00
Renewable energy for electrical systems- 15.01kva through 25kva	\$250.00
Renewable energy - solar generation over 25 kva	\$250.00 for first 25 kva plus \$6.25 per kva over 25 kva, – <i>maximum fee at 100 kva</i>
Renewable energy for wind systems - 25.01kva through 50kva	\$350.00
Renewable energy for wind systems - 50.01kva through 100kva	\$800.00
Other Electrical Fees	
Pump or Irrigation Circle – per each	\$95.00
Sign or Outline Lighting – per each	\$95.00
Signal Circuit(s) or Limited Energy system, alteration or extension, each system – non-new residential and all commercial (<i>new residential and multifamily construction – see above</i>)	\$95.00
Swimming Pool (<i>incl. panel, 3 circuits and bonding</i>)	\$95
Master Permit – application fee, one time at initial application; renews annually as applicable	\$100
Master Permit – inspection fee – per hour; includes travel time, inspection, and report writing	\$95.00/hour, minimum one hour

Electrical Plan Review (See OAR 918-311-0040 for applicability)	25% of electrical permit fee
Additional Plan Review (when applicable) – per hour	\$95.00/hour, minimum one hour
Reinspection – per each	\$95.00
Each additional inspection, above allowable – per each	\$95.00
Inspections for which no fee is specifically indicated (as required) – per hour	\$95.00/hour, minimum one hour
Inspection outside of normal business hours – per hour	\$95.00/hour, minimum 2 hours
Investigation fee - Electrical	See Structural Investigation Fees
Minimum Fee – Electrical	\$95.00

E. Mechanical Permit Fees

Residential	Fee – per each appliance
Air conditioner	\$25.00
Air handling unit of up to 10000 cfm	\$25.00
Air handling unit 10001 cfm and over	\$25.00
Appliance of piece of equipment regulated by code but no classified in other appliance categories	\$25.00
Attic or crawl space fans	\$25.00
Chimney/liner/flue/vent	\$25.00
Clothes dryer exhaust	\$25.00
Decorative gas fireplace	\$50.00
Ductwork only	\$25.00
Evaporative cooler other than portable	\$25.00
Floor furnace, including vent	\$25.00
Flue vent for water heater or gas fireplace	\$25.00
Furnace – greater than 100000 BTU	\$50.00
Furnace – up to 100000 BTU	\$50.00
Furnace/burner including duct work/vent/liner	\$50.00
Gas or wood fireplace/insert	\$50.00
Gas fuel piping outlets one to four outlets	\$25.00
Additional gas piping outlets over four/each	\$10.00
Heat pump	\$25.00
Hood served by mechanical exhaust, including ducts for hood	\$25.00
Hydronic hot water system	\$25.00
Installation or relocation domestic/type incinerator	\$25.00
Mini split system	\$25.00
Oil tank/gas diesel generators	\$50.00
Pool or spa heater, kiln	\$25.00
Range hood/other kitchen equipment	\$50.00
Repair, alteration, or addition to mechanical appliance including installation of controls	\$25.00
Suspended heater, recessed wall heater, or floor mounted heater	\$25.00
Ventilation fan connected to single duct	\$25.00
Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$25.00
Water heater	\$25.00

Wood/pellet stove	\$50.00
Other heating/cooling	\$25.00
Other fuel appliance	\$50.00
Other environment exhaust/ventilation	\$25.00

Commercial Mechanical Fees	
Based on valuation, see structural permit fees	
Other Mechanical Fees	
Mechanical Plan Review (when applicable)	25% of mechanical permit fee
Additional Plan Review (when applicable) – per hour	\$95.00/hour, minimum one hour
Reinspection – per each	\$95.00
Each additional inspection, above allowable – per each	\$95.00
Inspections for which no fee is specifically – per each indicated (as required)	\$95.00/hour, minimum one hour
Inspection outside of normal business hours	\$95.00/hour, minimum 2 hours
Investigation fee - Mechanical	See Structural Investigation Fees
Residential or Commercial Mechanical Minimum Permit Fee-	\$95.00

F. Plumbing Permit Fees

Plumbing Permit Fees	
New 1&2 Family Dwelling – includes one kitchen, first 100 feet each of site utilities, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system. <i>Half bath counted as whole.</i>	
One bathroom, one kitchen	\$450.00
Two bathrooms, one kitchen	\$525.00
Three bathrooms, one kitchen	\$600.00
Each additional bathroom > 3 – or – kitchen > 1	\$100.00/each
Each additional 100 ft or fraction thereof of site utilities – water, sewer, storm (which includes rain, footing, trench, and leach) – <i>first 100 ft included in bathroom/kitchen fee</i>	\$75.00
Commercial and Non-New Residential	
Site Utilities	Fee
Sanitary Sewer - First 100 feet or less	\$95.00
Sanitary Sewer - Each additional 100 feet or fraction thereof	\$75.00
Storm – first 100 feet or less	\$95.00
Storm – Each additional 100 feet or fraction thereof	\$75.00
Water – first 100 feet or less	\$95.00
Water – Each additional 100 feet or fraction thereof	\$75.00
Fixtures	Fee – per each
Absorption valve	\$25.00
Backflow preventer	\$25.00
Backwater valve	\$25.00
Catch basin or area drain	\$25.00
Clothes washer	\$25.00
Dishwasher	\$25.00
Drinking fountain	\$25.00
Ejectors/sump pump	\$25.00
Expansion tank	\$25.00
Fixture cap	\$25.00
Floor drain/floor sink/hub drain	\$25.00
Garbage disposal	\$25.00
Hose bib	\$25.00
Ice maker	\$25.00

Primer	\$25.00
Sink/basin/lavatory	\$25.00
Stormwater retention/detention tank/facility	\$25.00
Swimming pool piping	\$50.00
Trench drain	\$25.00
Tub/shower/shower pan	\$25.00
Urinal	\$25.00
Water closet	\$25.00
Water heater	\$25.00
Other – plumbing	\$25.00
Alternate potable water heating system	\$25.00
Interceptor/grease trap	\$25.00
Manholes	\$25.00
Roof drain (commercial)	\$25.00
Re-piping/retrofit water supply-residential	\$50.00
Residential or Commercial Plumbing Minimum Permit Fee-	\$95.00

Medical Gas – fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures and appliances	
Valuation	Fee
\$1 - \$2000	\$150.00
\$2001 - \$25000	\$150.00 for the first \$2000 plus \$15.00 for each additional \$1000 or fraction thereof, to and including \$25000
\$25001 - \$100000	\$495.00 for the first \$25000 plus \$10 for each additional \$1000 or fraction thereof, to and including \$100000
\$100001 and above	\$1245.00 for the first \$100000 plus \$7.00 for each additional \$1000 or fraction thereof

Residential Fire Suppression – Multipurpose/Continuous Loop System, fee includes plan review <i>[See Structural Fee section for Standalone System]</i>	
Square Footage of Area to be Covered	Fee
0 – 2000 sq ft	\$200.00
2001 – 3600 sq ft	\$250.00
3601 - 7200 sq ft	\$350.00
7201 sq ft and greater	\$450.00
Other Plumbing Fees	

Plumbing Plan Review (when applicable) – commercial or residential	40% of commercial plumbing permit fee
Additional Plan Review (when applicable) – per hour	\$95.00/hour, minimum one hour
Reinspection – per each	\$95.00/each
Each additional inspection, above allowable – per each	\$95.00
MH Park Service Connect Sewer, Water & Storm (per space)	\$95.00
Inspections for which no fee is specifically indicated (as required) – per hour	\$95.00/hour, minimum one hour
Inspection outside of normal business hours – per hour	\$95.00/hour, minimum 2 hours
Investigation fee - Plumbing	See Structural – Investigation Fees

G. Grading Permit Fees

See Appendix J of the 2024 International Building Code for grading requirements, definitions, and other information. No state surcharge. <i>[A grading permit does not include the construction of retaining walls or other structures]</i>	
Cubic yards	Permit Fee
25 cubic yards or less	No permit required
26 – 100 cubic yards	\$90.00
101 – 1,000 cubic yards	\$90.00 for the first 100 cubic yards, plus \$20.00 for each additional 100 cubic yards or fraction thereof
1,001 – 10,000 cubic yards	\$270.00 for the first 1,000 cubic yards, plus \$30.00 for each additional 1,000 cubic yards or fraction thereof
10,001 – 100,000 cubic yards	\$540.00 for the first 10,000 cubic yards, plus \$80.00 for each additional 10,000 cubic yards or fraction thereof
100,001 or more cubic yards	\$1,260.00 for the first 100,000 cubic yards, plus \$40.00 for each additional 100,000 cubic yards or fraction thereof
Plan review fee	65% of permit fee

H. Administration Fees

Copy fees	25 cents/page
Returned Check fee (NSF)	\$35.00
Refund processing fee – not subject to State Surcharge	\$50.00
Technology Fee	3% of permit fee

Residential building permit comparisons

Permit #	Total sq. ft.	Total valuation	Original	Proposed	Difference	Proposed fee as % of valuation
23-R-010	2,376.00	329,703.00	3,413.09	4,505.67	1,092.58	1.37%
23-R-012	2,034.00	275,636.00	3,043.77	3,999.77	956.00	1.45%
23-R-024	2,227.00	304,633.00	3,006.05	4,200.42	1,194.37	1.38%

Electrical permit comparisons

Permit #	Original	Proposed	Difference
23-ER-17	305.76	517.44	211.68
23-R-012	246.40	392.00	145.60
23-R-024	246.40	392.00	145.60



PO Box 490, Lowell OR 97452
 Ph: 541-937-2157 Fax: 541-937-2936
 www.ci.lowell.or.us

pd.

DEPARTMENT USE ONLY	
Date Submitted	
Permit No.	23 R 010
Date Issued	3/20/23

Building Permit Application

For Inspections Call 1-800-358-8034 Inspection Days: M & TH Schedule by 5 pm for next inspection day Rev 1/2022

Project Information				
Site Address	411 4TH STREET		Map No	1901142105000
Tax Lot	18			
Class:	<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> New Structure	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration
	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory Bldg	<input type="checkbox"/> Mfg Home	<input type="checkbox"/> Other

Description of Work	
NSFR	
Building Sq Ft.	1796
Estimated Finished Project Value: \$	A
(Project valuation is determined in accordance with OAR 918-050-100(c), including the referenced current ICC Building Valuation Data Table)	

Applicant Information		
Owner	D.R. Horton, Inc	Phone 503.222.4151
Mailing Address	4380 S. Macadam Ave Suite 200	City, State, Zip Portland, OR 97239
Email	portland-permitting@drhorton.com	

Contractor Information		
Name	Same as above	
Mailing Address		
CCB Number	130859	Architect/Eng. Amanda Loveridge
Phone	503-523-9552	

NOTICE

This permit is issued under OAR 918-460-0030, 918-780-0090, and 918-440-0050

This permit becomes null and void if work is not commenced within 180 days, or if construction or work is suspended for a period of 180 days.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and codes governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Contractor Signature	<i>Amanda Loveridge</i>	Date	9/26/22
Owner Signature	<i>Amanda Loveridge</i>	Date	9/26/22

This installation is being made on residential or farm property owned by me and is exempt from licensing requirements under OAR 701.010

DEPARTMENT USE ONLY			
Planning Department	Public Works Department		Fire Department
Planning File No	Mtr/ size <i>3/4</i>	KANSTRUD	Tap: COMPLETE
Zoning	<i>R-1</i>		B Flow X-Conn <i>RP or DC if IRRIGATED</i>
Flood Hazard <input type="checkbox"/>	Flood Zone	Sewer <i>AVAILABLE</i>	Tap: COMPLETE
Required Setbacks: Front	<i>10' prop 100'</i>		
Side <i>5'</i>	Front/ Side	Streets/Sidwalks/Curb	<i>TO BE CONSTRUCTED</i>
Rear <i>10'</i>	Other	Storm Drainage	<i>TO STREET OR STORM SEWER</i>
Offstreet Pkg	Comments		
Special <i>PAV PARHANDLE</i>	Approved by <i>Mary Baker</i>		
Approved by <i>J. Smith</i>	Date <i>1/13/23</i>	Approved by	Date

BUILDING DEPARTMENT							
Type	<i>VB</i>	Sq Ft	<i>1796</i>	Occ Group	<i>R-3</i>	Max Load	<i>N/A</i>
No Units	<i>N/A</i>	No of Stories	<i>1</i>	Height	<i>10' 6"</i>		
Comments	<i>HAB - 1796 SQFT, 422 GARAGE, 158 PORCH/DECK</i>						
Plan Checked by	<i>Amelia Sever</i>			Date	<i>3/7/23</i>		
Approved by	<i>Amelia Sever</i>			Date	<i>3/7/23</i>		

FEES				
	Building	Mechanical	Plumbing	Total Amount Due
Fees	\$ 1517.00	\$ 180.00	\$ 470.00	\$ 2167.00
Plan Check	\$ 986.05	\$ 0	\$ 0	\$ 986.05
State Surcharge	\$ 182.04	\$ 21.60	\$ 56.40	\$ 260.04
Total	\$ 2685.09	\$ 201.60	\$ 526.40	\$ 3413.09

_____COMMERCIAL			____X____RESIDENTIAL			*NOTE THAT THIS IS USING THE CURRENT 2024 ICC VALUATION TABLE, ORIGINAL PERMIT USED 2022 ICC TABLE		
□ Structural Permit			□ Plumbing Permit			□ Mechanical Permit		
Structure Type	\$ per sq. ft.	Total Sq. Ft.	Fee Amount	Minimum fee \$80.	Qty.	Each	Total	Residential
House	165.67	1,796.00	297,543.32	1 Bathroom/1 Kitchen	0	\$450.00	-	Minimum Fee = 75
Garage	64.19	422.00	27,088.18	2 Bathroom/1 Kitchen	1	\$525.00	525.00	
Carport/Deck	32.10	158.00	5,071.80	3 Bathroom/1 Kitchen	0	\$600.00	-	Elec. Appliances - furnace, cooling unit, clothes dryer, exhaust fan, kitchen hood
Other				Each additional bathroom over 3 (each fixture)	0	\$100.00	-	
Application Valuation	\$		329,703.30	Each fixture, appurtenance and piping	0	\$20.00	-	Fuel burning appliances - including: furnaces, wood stoves, pellet stove, insert, fireplace
Owner Valuation	\$		-	Storm water retention/detention facility	0	\$80.00	-	
Total Valuation	\$		329,703.30	Irrigation systems	0	\$80.00	-	Gas pipint system (new or altered) any number of outlets
Building Fees				Sanitary Services first 100'	0	\$95.00	-	
Permit fee (use valuation table):		0	2,071.00	Each additional 100' or fraction thereof	0	\$75.00	-	All Others
MH Setup Fee		0	-	Storm Services first 100'	0	\$95.00	-	Supplemental permit fee or as per above whichever is greater
Insp/Reinsp -Invest. (\$88 per hr)		0	-	Each additional 100' or fraction thereof	0	\$75.00	-	
Subtotal of Building Fees			2,071.00	Water Services first 100'	0	\$95.00	-	Commercial
Surcharge (12% of subtotal above)			248.52	Each additional 100' or fraction thereof	0	\$75.00	-	Total Valuation: \$
Other Fees (if applicable)				Inspection - Reinspection - Investigation	0	\$95.00	-	\$1 to \$5,000
Plan review (65% x line a above)		1	1,346.15	Subtotal of above fees or \$80.00 whichever is greater			525.00	\$5,001 to \$25,000
Fire & Life P/R (40% x line a above)		0	-	Med Gas System (Enter \$ Amount)		\$ -	-	\$25,001 to \$100,000
Def. Sub. P/R (65% x line a above)		0	-	Surcharge (12% of Subtotal and Med gas above)			63.00	Over \$100,000
Deferred Submittal Fee		0	-	Med Gas PR (% of Med Gas fees if app.)	0	40%	-	Inspection/Reinspection - Investigation
State Mobile Home Fee (\$30)			-	Plan Rev. (% of Plumbing Fees, if app.)	0	25%	-	Subtotal of above fees or \$75. whichever is greater
Other non-surchargeable fee			-	Def. Sub. P/R (% of Plumbing Fees if app.)	0	65%	-	Surcharge (12% of Subtotal above)
Total Fees & Surcharges			3,665.67	Deferred Submittal Fee	0	\$100 ea.	-	Plan Rev. (% of Mechanical Fees, if app.)
				Other non-surchargeable fee				Def. Sub. P/R (% of Mech Fees if app.)
				Total Fees & Surcharges			588.00	Deferred Submittal Fee
								Other non-surchargeable fee
								Total Fees & Surcharges

BUILDING	PLUMBING	MECHANICAL	TOTAL
FEES 2,071.00	FEES 525.00	FEES 225.00	FEES 2,821.00
PLAN V 1,346.15	PLAN V -	PLAN V -	PLAN V 1,346.15
SURCHARGE 248.52	SURCHARGE 63.00	SURCHARGE 27.00	SURCHARGE 338.52
OTHER -	OTHER -	OTHER -	OTHER -
DEFERRED -	DEFERRED -	DEFERRED -	DEFERRED -
ST MH FEE -	MED GAS -	OTHER -	OTHER -
TOTAL 3,665.67	TOTAL 588.00	TOTAL 252.00	TOTAL 4,505.67

Med Gas Formulas



PO Box 490, Lowell OR 97452
 Ph: 541-937-2157 Fax: 541-937-2936
www.ci.lowell.or.us

DEPARTMENT USE ONLY

Date Submitted
 Permit No. 23 R 012
 Date Issued 3/20/23

Building Permit Application

For Inspections Call 1-800-358-8034 Inspection Days: M & TH Schedule by 5 pm for next inspection day Rev 1/2022

Project Information			
Site Address	436 4TH STREET	Map No	1901-1421 05000
Class:	<input checked="" type="radio"/> Residential	<input checked="" type="radio"/> New Structure	<input type="radio"/> Addition <input type="radio"/> Alteration <input type="radio"/> Garage/Carport
	<input type="radio"/> Commercial	<input type="radio"/> Accessory Bldg	<input type="radio"/> Mfg Home <input type="radio"/> Other

Description of Work	
NSFR 31	
Building Sq Ft.	1467
Estimated Finished Project Value: \$	161370
(Project valuation is determined in accordance with OAR 918-050-100(c), including the referenced current ICC Building Valuation Data Table)	

Applicant Information			
Owner	D.R. Horton, Inc	Phone	503.222.4151
Mailing Address	4380 S. Macadam Ave Suite 200	City, State, Zip	Portland, OR 97239

Contractor Information			
Name	Same as above	Phone	
Mailing Address		City, State, Zip	
CCB Number	130859	Architect/Eng.	Amanda Loveridge
		Phone	503-523-9552

NOTICE

This permit is issued under OAR 918-460-0030, 918-780-0090, and 918-440-0050
 This permit becomes null and void if work is not commenced within 180 days, or if construction or work is suspended for a period of 180 days.
 I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and codes governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Contractor Signature	<i>Amanda Loveridge</i>	Date	9/26/22
Owner Signature	<i>Amanda Loveridge</i>	Date	9/26/22

This installation is being made on residential or farm property owned by me and is exempt from licensing requirements under OAR 701.010

DEPARTMENT USE ONLY

Planning Department		Public Works Department		Fire Department
Planning File No		Mtr/ size <u>3/4" KAMMERUP</u>	Tap: <u>COMPLETE</u>	Access
Zoning	<u>R-1</u>	B Flow X-Conn <u>RPCR DC IF INDICATED</u>		
Flood Hazard	<input type="radio"/>	Sewer <u>AVAILABLE</u>	Tap: <u>COMPLETE</u>	Fire Protection Equipment
Required Setbacks:	Front <u>10' prop line</u>	Special monitoring		
Side	<u>5'</u>	Streets/Sidwalks/Curb <u>TO BE CONSTRUCTED</u>		Comments
Rear	<u>10'</u>			
Offstreet Pkg		Storm Drainage <u>TO STREET AIR STRAIN DRAIN</u>		
Special		Comments		
Approved by	<i>[Signature]</i>	Approved by	<i>[Signature]</i>	Approved by
Date	<u>1/30/23</u>	Date	<u>1/26/23</u>	Date

BUILDING DEPARTMENT

Type	<u>VB</u>	Sq Ft	<u>1465</u>	Occ Group	<u>R-3</u>	Max Load	<u>N/A</u>	No Units	<u>N/A</u>	No of Stories	<u>1</u>	Height	<u>20'10"</u>
Comments	<u>1465 SQFT HAB, 457 GAR, 112 PORCH/DECKS.</u>												
Plan Checked by	<u>[Signature]</u>												
Date	<u>3/4/23</u>												
Approved by	<u>[Signature]</u>												
Date	<u>3/4/23</u>												

FEES

	Building	Mechanical	Plumbing	Total Amount Due
Fees	\$ 1321.00	\$ 160.00	\$ 470.00	\$ 1951.00
Plan Check	\$ 858.65	\$ 0	\$ 0	\$ 858.65
State Surcharge	\$ 158.52	\$ 19.20	\$ 56.40	\$ 234.12
Total	\$ 2338.17	\$ 179.20	\$ 526.40	\$ 3043.77

____COMMERCIAL		____X____RESIDENTIAL		*NOTE THAT THIS IS USING THE CURRENT 2024 ICC VALUATION TABLE, ORIGINAL PERMIT USED 2022 ICC TABLE								
□ Structural Permit				□ Plumbing Permit				□ Mechanical Permit				
Structure Type	\$ per sq. ft.	Total Sq. Ft.	Fee Amount	Minimum fee \$80.	Qty.	Each	Total	Residential				
House	165.67	1,465.00	242,706.55	1 Bathroom/1 Kitchen	0	\$450.00	-	Minimum Fee = 75		Qty.	Each	Total
Garage	64.19	457.00	29,334.83	2 Bathroom/1 Kitchen	1	\$525.00	525.00					
Carport/Deck	32.10	112.00	3,595.20	3 Bathroom/1 Kitchen	0	\$600.00	-	Elec. Appliances - furnace, cooling unit, clothes dryer, exhaust fan, kitchen hood		6	\$25.00	150.00
Other				Each additional bathroom over 3 (each fixture)	0	\$100.00	-	Fuel burning appliances - including: furnaces, wood stoves, pellet stove, insert, fireplace		0	\$50.00	-
Application Valuation	\$		275,636.58	Each fixture, appurtenance and piping	0	\$20.00	-	Gas pipint system (new or altered) any number of outlets		0	\$25.00	-
Owner Valuation	\$		-	Storm water retention/detention facility	0	\$80.00	-	All Others		2	\$25.00	50.00
Total Valuation	\$		275,636.58	Irrigation systems	0	\$80.00	-	Supplemental permit fee or as per above whichever is greater		0	\$35.00	-
Building Fees				Sanitary Services first 100'	0	\$95.00	-	Commercial				
Permit fee (use valuation table):		0	1,801.00	Each additional 100' or fraction thereof	0	\$75.00	-	Total Valuation:		\$		-
MH Setup Fee		0	-	Storm Services first 100'	0	\$95.00	-					
Insp/Reinsp -Invest. (\$88 per hr)		0	-	Each additional 100' or fraction thereof	0	\$75.00	-					
Subtotal of Building Fees			1,801.00	Water Services first 100'	0	\$95.00	-					
Surcharge (12% of subtotal above)			216.12	Each additional 100' or fraction thereof	0	\$75.00	-					
Other Fees (if applicable)				Inspection - Reinspection - Investigation	0	\$95.00	-	\$1 to \$5,000				
Plan review (65% x line a above)		1	1,170.65	Subtotal of above fees or \$80.00 whichever is greater			525.00	\$5,001 to \$25,000				
Fire & Life P/R (40% x line a above)		0	-	Med Gas System (Enter \$ Amount)	\$	-	-	\$25,001 to \$100,000				
Def. Sub. P/R (65% x line a above)		0	-	Surcharge (12% of Subtotal and Med gas above)			63.00	Over \$100,000				
Deferred Submittal Fee		0	-	Med Gas PR (% of Med Gas fees if app.)	0	40%	-	Inspection/Reinspection - Investigation		0	\$88.00	-
State Mobile Home Fee (\$30)			-	Plan Rev. (% of Plumbing Fees, if app.)			0	Subtotal of above fees or \$75. whichever is greater				200.00
Other non-surchageable fee			-	Def. Sub. P/R (% of Plumbing Fees if app.)	0	65%	-	Surcharge (12% of Subtotal above)				
Total Fees & Surcharges			3,187.77	Deferred Submittal Fee	0	\$100 ea.	-	Plan Rev. (% of Mechanical Fees, if app.)		0	25%	-
				Other non-surchageable fee				Def. Sub. P/R (% of Mech Fees if app.)		0	65%	-
				Total Fees & Surcharges			588.00	Deferred Submittal Fee		0	\$100 ea.	-
								Other non-surchageable fee				-
								Total Fees & Surcharges				224.00

BUILDING		PLUMBING		MECHANICAL		TOTAL	
FEES	1,801.00	FEES	525.00	FEES	200.00	FEES	2,526.00
PLAN V	1,170.65	PLAN V	-	PLAN V	-	PLAN V	1,170.65
SURCHARGE	216.12	SURCHARGE	63.00	SURCHARGE	24.00	SURCHARGE	303.12
OTHER	-	OTHER	-	OTHER	-	OTHER	-
DEFERRED	-	DEFERRED	-	DEFERRED	-	DEFERRED	-
ST MH FEE	-	MED GAS	-	OTHER		OTHER	-
TOTAL	3,187.77	TOTAL	588.00	TOTAL	224.00	TOTAL	3,999.77

Med Gas Formulas



PO Box 490, Lowell OR 97452
 Ph: 541-937-2157 Fax: 541-937-2936
www.ci.lowell.or.us

pd cam

DEPARTMENT USE ONLY	
Date Submitted	
Permit No.	<i>23 R 24</i>
Date Issued	<i>5-8-23</i>

Building Permit Application

For Inspections Call 1-800-358-8034 Inspection Days: M & TH Schedule by 5 pm for next inspection day Rev 1/2022

Project Information			
Site Address	580 WETLEAU DRIVE	Map No	1901-14-21 05000
Tax Lot	6 + 22		
Class:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> New Structure <input type="checkbox"/> Accessory Bldg	<input type="checkbox"/> Addition <input type="checkbox"/> Mfg Home
		<input type="checkbox"/> Alteration <input type="checkbox"/> Other	<input type="checkbox"/> Garage/Carport

Description of Work	
NSFR	
Building Sq Ft	1647
Construction Type	
Estimated Finished Project Value: \$ A	
<small>(Project valuation is determined in accordance with OAR 918-050-100(c), including the referenced current ICC Building Valuation Data Table)</small>	

Applicant Information			
Owner	D.R. Horton, Inc	Phone	503.222.4151
Email	portland-permitting@drhorton.com		
Mailing Address	4380 S. Macadam Ave Suite 200	City, State, Zip	Portland, OR 97239

Contractor Information			
Name	Same as above		Phone
Mailing Address			
City, State, Zip			
CCB Number	130859	Architect/Eng.	Amanda Loveridge
Phone	503-523-9552		

NOTICE

This permit is issued under OAR 918-460-0030, 918-780-0090, and 918-440-0050

This permit becomes null and void if work is not commenced within 180 days, or if construction or work is suspended for a period of 180 days.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and codes governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Contractor Signature	<i>Amanda Loveridge</i>	Date	9/26/22
Owner Signature	<i>Amanda Loveridge</i>	Date	9/26/22

This installation is being made on residential or farm property owned by me and is exempt from licensing requirements under OAR 701.010

DEPARTMENT USE ONLY					
Planning Department		Public Works Department		Fire Department	
Planning File No		Mtr/ size	3/4 Kamstrup	Tap:	COMPLETE
Zoning	R-1	B Flow X-Conn	RP or DC IF IRRIGATED	Access	
Flood Hazard		Sewer	AVAILABLE	Tap:	COMPLETE
Required Setbacks: Front	10' prep. line	Special monitoring		Fire Protection Equipment	
Side	5	Streets/Sidwalks/Curb	TO BE CONSTRUCTED	Comments	
Rear	10	Other			
Offstreet Pkg		Storm Drainage	TO STREET OR STORM SEWER		
Special		Comments			
Approved by	<i>J. Smith</i>	Approved by	Max Bates	Approved by	
Date	11/30/23	Date	1/18/23	Date	

BUILDING DEPARTMENT							
Type	VB	Sq Ft	1647	Occ Group	R-3	Max Load	
No Units		No of Stories	1	Height	19		
Comments	Fees before April 2023 - 10C VAR 2.53044.92						
Plan Checked by	<i>Amanda Senar</i>	Date	4/28/23	Approved by	<i>A. Johnson</i>	Date	4/28/23

FEES				
	Building	Mechanical	Plumbing	Total Amount Due
Fees	\$ 1325.00	\$ 120.00	\$ 470.00	\$ 1915.00
Plan Check	\$ 861.25	\$	\$	\$ 861.25
State Surcharge	\$ 159.00	\$ 14.40	\$ 56.40	\$ 229.80
Total	\$ 2345.25	\$ 134.40	\$ 526.40	\$ 3006.05

_____COMMERCIAL		____X____RESIDENTIAL		*NOTE THAT THIS IS USING THE CURRENT 2024 ICC VALUATION TABLE, ORIGINAL PERMIT USED 2022 ICC TABLE										
□ Structural Permit				□ Plumbing Permit				□ Mechanical Permit						
Structure Type	\$ per sq. ft.	Total Sq. Ft.	Fee Amount	Minimum fee \$80.	Qty.	Each	Total	Residential						
House	165.67	1,647.00	272,858.49	1 Bathroom/1 Kitchen	0	\$450.00	-	Minimum Fee = 75	Qty.	Each	Total			
Garage	64.19	410.00	26,317.90	2 Bathroom/1 Kitchen	1	\$525.00	525.00							
Carport/Deck	32.10	170.00	5,457.00	3 Bathroom/1 Kitchen	0	\$600.00	-	Elec. Appliances - furnace, cooling unit, clothes dryer, exhaust fan, kitchen hood	6	\$25.00	150.00			
Other				Each additional bathroom over 3 (each fixture)	0	\$100.00	-							
Application Valuation	\$		304,633.39	Each fixture, appurtenance and piping	0	\$20.00	-	Fuel burning appliances - including: furnaces, wood stoves, pellet stove, insert, fireplace	0	\$50.00	-			
Owner Valuation	\$		-	Storm water retention/detention facility	0	\$80.00	-							
Total Valuation	\$		304,633.39	Irrigation systems	0	\$80.00	-	Gas pipint system (new or altered) any number of outlets	0	\$25.00	-			
Building Fees				Sanitary Services first 100'	0	\$95.00	-	All Others	0	\$25.00	-			
Permit fee (use valuation table):		0	1,946.00	Each additional 100' or fraction thereof	0	\$75.00	-	Supplemental permit fee or as per above whichever is greater	0	\$35.00	-			
MH Setup Fee		0	-	Storm Services first 100'	0	\$95.00	-							
Insp/Reinsp -Invest. (\$88 per hr)		0	-	Each additional 100' or fraction thereof	0	\$75.00	-							
Subtotal of Building Fees			1,946.00	Water Services first 100'	0	\$95.00	-	Commercial						
Surcharge (12% of subtotal above)			233.52	Each additional 100' or fraction thereof	0	\$75.00	-	Total Valuation: \$						
Other Fees (if applicable)				Inspection - Reinspection - Investigation	0	\$95.00	-	\$1 to \$5,000						
Plan review (65% x line a above)		1	1,264.90	Subtotal of above fees or \$80.00 whichever is greater			525.00	\$5,001 to \$25,000						
Fire & Life P/R (40% x line a above)		0	-	Med Gas System (Enter \$ Amount)	\$	-	-	\$25,001 to \$100,000						
Def. Sub. P/R (65% x line a above)		0	-	Surcharge (12% of Subtotal and Med gas above)			63.00	Over \$100,000						
Deferred Submittal Fee		0	-	Med Gas PR (% of Med Gas fees if app.)	0	40%	-	Inspection/Reinspection - Investigation	0	\$88.00	-			
State Mobile Home Fee (\$30)			-	Plan Rev. (% of Plumbing Fees, if app.)			0	25%	Subtotal of above fees or \$75. whichever is greater			150.00		
Other non-surchargeable fee			-	Def. Sub. P/R (% of Plumbing Fees if app.)			0	65%	Surcharge (12% of Subtotal above)			18.00		
Total Fees & Surcharges			3,444.42	Deferred Submittal Fee	0	\$100 ea.	-	Plan Rev. (% of Mechanical Fees, if app.)	0	25%	-			
				Other non-surchargeable fee				Def. Sub. P/R (% of Mech Fees if app.)	0	65%	-			
				Total Fees & Surcharges			588.00	Deferred Submittal Fee	0	\$100 ea.	-			
								Other non-surchargeable fee			-			
								Total Fees & Surcharges			168.00			

BUILDING		PLUMBING		MECHANICAL		TOTAL	
FEES	1,946.00	FEES	525.00	FEES	150.00	FEES	2,621.00
PLAN V	1,264.90	PLAN V	-	PLAN V	-	PLAN V	1,264.90
SURCHARGE	233.52	SURCHARGE	63.00	SURCHARGE	18.00	SURCHARGE	314.52
OTHER	-	OTHER	-	OTHER	-	OTHER	-
DEFERRED	-	DEFERRED	-	DEFERRED	-	DEFERRED	-
ST MH FEE	-	MED GAS	-	OTHER		OTHER	-
TOTAL	3,444.42	TOTAL	588.00	TOTAL	168.00	TOTAL	4,200.42

Med Gas Formulas



Commercial Residential

ELECTRICAL PERMIT APPLICATION

INSPECTION DAYS : MON & THU

Permit Number 23 E R17 Date 5/3/23

PLEASE PRINT
Please complete all sections, 1 through 3.

1. Location of installation:

Address 436 4TH STREET

City Lowell Bldg Suite No. _____

Tenant (if commercial) _____

Tax Lot _____ Map No. _____

2a. Contractor Installation only:

Electrical Contractor Northside Electric

Address P.O Box 12323 Salem OR 97309

Contractor Email: info@northsideelectric.com

Date 03/29/23 Job No. _____

Property Owner D.R Horton

Contractor's License No. 24-14C

Contractor's Board Reg. No. 80593

Signature of Sup. Elec'n Nathan Scharer

License No. 5441S Phone No. 503-585-4879

2b. For Owner Installation

Print Owner's Name _____ Phone No. _____

Mailing Address _____

City, State, Zip _____

Email _____

**THE INSTALLATION IS BEING MADE ON PROPERTY I OWN
WHICH IS NOT INTENDED FOR SALE, LEASE OR RENT**

OFFICE USE

CP pd SA 5/3/23

FOR INSPECTIONS CALL

541-484-9043 or 800-358-8034

ELECTRICAL PERMITS ARE NON-REFUNDABLE AND NON TRANSFERABLE.

This permit becomes null and void if the work authorized by this permit is not commenced within 180 days from the date of issuance of such permit or if the work authorized is suspended or abandoned at any time after work is commenced for a period of 180 days.

3. Complete Fee Schedule below			
		Number of inspections per permit allowed ↓	
Services included:	Items	Cost (ea.)	Sum
A. Residential Per Unit Service included:			
1000 sq. ft. or less	<u>1</u>	\$ 150.00	<u>150</u> 4
Each additional 500 sq. ft. or portion thereof	<u>1</u>	\$ 35.00	<u>35</u>
Limited Energy	_____	\$ 35.00	_____ 1
Each manuf'd Home or Modular Dwelling Service	_____	\$ 100.00	_____ 2
B. Services or Feeders			
Installation, Alterations or Relocatin			
200 amps or less	_____	\$ 100.00	_____ 2
201 amps to 400 amps	_____	\$ 125.00	_____ 2
401 amps to 600 amps	_____	\$ 175.00	_____ 2
601 amps to 1000 amps	_____	\$ 275.00	_____ 2
Over 1000 amps or volts	_____	\$ 550.00	_____ 2
Reconnect Only	_____	\$ 80.00	_____ 2
C. Temporary Services or Feeders			
Installation, Alterations or Relocation			
200 amps or less	_____	\$ 80.00	<u>80.0</u> 2
201 amps to 400 amps	_____	\$ 110.00	_____ 2
401 amps to 600 amps	_____	\$ 140.00	_____ 2
601 amps to 1000 amps	_____	\$ 210.00	_____ 2
Over 1000 amps or volts	_____	\$ 445.00	_____ 2
D. Branch Circuits			
New, Alteratin or Extension per Panel			
a) Each branch circuit	<u>1</u>	\$ 8.00	<u>8.00</u> 2
b) The fee for branch circuits without purchase of service or feeder fee.			
First Branch Circuit	_____	\$ 80.00	_____ 2
Each add'l branch circuit	_____	\$ 8.00	_____ 2
E. Miscellaneous (Services or feeder not included)			
Each pump or irrigation circle	_____	\$ 80.00	_____ 2
Each sign or outline lighting	_____	\$ 80.00	_____ 2
Signal Circuit(s) or a limited energy panel, altration or extension.	_____	\$ 80.00	_____ 2
F. Each additional inspection over the allowable in any of the above, per inspection.			
	**	\$ 88.00	_____

** Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

A. Fees total of above 273

B. 25% of Line A for plan review (if required) _____

C. 12% State Surcharge of Line A 32.76

D. Other _____

E. Investigation Fee _____

Balance Due 305.76



Commercial Residential

ELECTRICAL PERMIT APPLICATION

INSPECTION DAYS : MON & THUR

Permit Number 23-ER-017 Date _____

PLEASE PRINT
Please complete all sections, 1 through 3.

1. Location of installation:

Address 436 Fourth S

City _____ Bldg Suite No. _____

Tenant (if commercial) _____

Tax Lot _____ Map No. _____

2a. Contractor Installation only:

Electrical Contractor _____

Address _____

Contractor Email: _____

Date _____ Job No. _____

Property Owner _____

Contractor's License No. _____

Contractor's Board Reg. No. _____

Signature of Sup. Elec'n _____

License No. _____ Phone No. _____

2b. For Owner Installation

Print Owner's Name _____ Phone No. _____

Mailing Address _____

City, State, Zip _____

Email _____

**THE INSTALLATION IS BEING MADE ON PROPERTY I OWN
WHICH IS NOT INTENDED FOR SALE, LEASE OR RENT.**

Owner's Signature

OFFICE USE

FOR INSPECTIONS CALL
541-484-9043 or 800-358-8034

3. Complete Fee Schedule below			
	Number of inspections per permit allowed ↓		
Services included:	Items	Cost (ea.)	Sum
A. Residential Per Unit Service included:			
1000 sq. ft. or less	<u>1</u>	\$ 250.00	<u>250</u> 4
Each additional 500 sq. ft. or portion thereof	<u>2</u>	\$ 50.00	<u>100</u>
Limited Energy	_____	\$ 50.00	_____ 1
Each manuf'd Home or Modular Dwelling Service	_____	\$ 100.00	_____ 2
B. Services or Feeders			
Installation, Alterations or Relocatin			
200 amps or less OR 5 KVA Solar	_____	\$ 150.00	_____ 2
201 amps to 400 amps OR 5.01-15.01 KVA Solar	_____	\$ 175.00	_____ 2
401 amps to 600 amps OR 15.01-25 KVA Solar	_____	\$ 300.00	_____ 2
601 amps to 1000 amps	_____	\$ 400.00	_____ 2
Over 1000 amps or volts	_____	\$ 500.00	_____ 2
Reconnect Only	_____	\$ 100.00	_____ 2
C. Temporary Services or Feeders			
Installation, Alterations or Relocation			
200 amps or less	<u>1</u>	\$ 100.00	<u>100</u> 2
201 amps to 400 amps	_____	\$ 125.00	_____ 2
401 amps to 600 amps	_____	\$ 200.00	_____ 2
601 amps to 1000 amps	_____	\$ 300.00	_____ 2
Over 1000 amps or volts	_____	\$ 500.00	_____ 2
D. Branch Circuits			
New, Alteratin or Extension per Panel			
a) Each branch circuit	<u>1</u>	\$ 12.00	<u>12</u> 2
b) The fee for branch circuits without purchase of service or feeder fee.			
First Branch Circuit	_____	\$ 90.00	_____ 2
Each add'l branch circuit	_____	\$ 12.00	_____ 2
E. Miscellaneous (Services or feeder not included)			
Each pump or irrigation circle	_____	\$ 95.00	_____ 2
Each sign or outline lighting	_____	\$ 95.00	_____ 2
Signal Circuit(s) or a limited energy panel, altration or extension.	_____	\$ 95.00	_____ 2
F. Each additional inspection over the allowable in any of the above, per inspection.			
	**	\$ 95.00	_____

** Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

A. Fees total of above	<u>\$ 462.00</u>
B. 25% of Line A for plan review (if required)	_____
C. 12% State Surcharge of Line A	<u>\$ 55.44</u>
D. Other	_____
E. Investigation Fee	_____
Balance Due	<u>\$ 517.44</u>

ELECTRICAL PERMITS ARE NON-REFUNDABLE AND NON TRANFERABLE.

This permit becomes null and void if the work authorized by this permit is not commenced within 180 days from the date of issuance of such permit or if the work authorized is suspended or abandoned at any time after work is commenced for a period of 180 days.



Commercial Residential

ELECTRICAL PERMIT APPLICATION

INSPECTION DAYS : MON & THU

Permit Number 23 E R 20 Date 5/1/23

PLEASE PRINT
Please complete all sections, 1 through 3.

1. Location of installation:

Address 411 4TH STREET Lot 18

City Lowell Bldg Suite No. _____

Tenant (if commercial) _____

Tax Lot _____ Map No. _____

2a. Contractor Installation only:

Electrical Contractor Northside Electric

Address P.O. Box 12323 Salem OR 97309

Contractor Email: info@northsideelectric.com

Date 03/29/23 Job No. _____

Property Owner D.R Horton

Contractor's License No. 24-14C

Contractor's Board Reg. No. 80593

Signature of Sup. Elec'n Nathan Scharer

License No. 5441S Phone No. 503-585-4879

2b. For Owner Installation

Print Owner's Name _____ Phone No. _____

Mailing Address _____

City, State, Zip _____

Email _____

**THE INSTALLATION IS BEING MADE ON PROPERTY I OWN
WHICH IS NOT INTENDED FOR SALE, LEASE OR RENT**

OFFICE USE

CC LA 5/1/23

**FOR INSPECTIONS CALL
541-484-9043 or 800-358-8034**

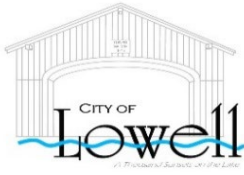
3. Complete Fee Schedule below			
	Number of inspections per permit allowed ↓		
Services included:	Items	Cost (ea.)	Sum
A. Residential Per Unit Service included:			
1000 sq. ft. or less	<u>1</u>	\$ 150.00	<u>150</u> 4
Each additional 500 sq. ft. or portion thereof	<u>2</u>	\$ 35.00	<u>70</u>
Limited Energy	_____	\$ 35.00	_____ 1
Each manuf'd Home or Modular Dwelling Service	_____	\$ 100.00	_____ 2
B. Services or Feeders			
Installation, Alterations or Relocatin			
200 amps or less	_____	\$ 100.00	_____ 2
201 amps to 400 amps	_____	\$ 125.00	_____ 2
401 amps to 600 amps	_____	\$ 175.00	_____ 2
601 amps to 1000 amps	_____	\$ 275.00	_____ 2
Over 1000 amps or volts	_____	\$ 550.00	_____ 2
Reconnect Only	_____	\$ 80.00	_____ 2
C. Temporary Services or Feeders			
Installation, Alterations or Relocation			
200 amps or less	_____	\$ 80.00	_____ 2
201 amps to 400 amps	_____	\$ 110.00	_____ 2
401 amps to 600 amps	_____	\$ 140.00	_____ 2
601 amps to 1000 amps	_____	\$ 210.00	_____ 2
Over 1000 amps or volts	_____	\$ 445.00	_____ 2
D. Branch Circuits			
New, Alteratin or Extension per Panel			
a) Each branch circuit	_____	\$ 8.00	_____ 2
b) The fee for branch circuits without purchase of service or feeder fee.	_____	\$ 80.00	_____ 2
First Branch Circuit	_____	\$ 8.00	_____ 2
Each add'l branch circuit	_____	\$ 8.00	_____ 2
E. Miscellaneous (Services or feeder not included)			
Each pump or irrigation circle	_____	\$ 80.00	_____ 2
Each sign or outline lighting	_____	\$ 80.00	_____ 2
Signal Circuit(s) or a limited energy panel, altration or extension.	_____	\$ 80.00	_____ 2
F. Each additional inspection over the allowable in any of the above, per inspection.			
	**	\$ 88.00	_____

** Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, over/thead, equipment, hourly wages and fringe benefits of the employees involved.

A. Fees total of above 220
 B. 25% of Line A for plan review (if required) _____
 C. 12% State Surcharge of Line A 26.40
 D. Other _____
 E. Investigation Fee _____
Balance Due 246.40

ELECTRICAL PERMITS ARE NON-REFUNDABLE AND NON TRANSFERABLE.

This permit becomes null and void if the work authorized by this permit is not commenced within 180 days from the date of issuance of such permit or if the work authorized is suspended or abandoned at any time after work is commenced for a period of 180 days.



Commercial Residential

ELECTRICAL PERMIT APPLICATION

INSPECTION DAYS : MON & THUR

Permit Number 23-ER-020 Date _____

PLEASE PRINT
Please complete all sections, 1 through 3.

1. Location of installation:

Address 411 Fourth S
 City _____ Bldg Suite No. _____
 Tenant (if commercial) _____
 Tax Lot _____ Map No. _____

2a. Contractor Installation only:

Electrical Contractor _____
 Address _____
 Contractor Email: _____
 Date _____ Job No. _____
 Property Owner _____
 Contractor's License No. _____
 Contractor's Board Reg. No. _____
 Signature of Sup. Elec'n _____
 License No. _____ Phone No. _____

2b. For Owner Installation

Print Owner's Name _____ Phone No. _____
 Mailing Address _____
 City, State, Zip _____
 Email _____

**THE INSTALLATION IS BEING MADE ON PROPERTY I OWN
WHICH IS NOT INTENDED FOR SALE, LEASE OR RENT.**

Owner's Signature

OFFICE USE

FOR INSPECTIONS CALL
541-484-9043 or 800-358-8034

3. Complete Fee Schedule below			
	Number of inspections per permit allowed ↓		
Services included:	Items	Cost (ea.)	Sum
A. Residential Per Unit Service included:			
1000 sq. ft. or less	<u>1</u>	\$ 250.00	<u>250</u> 4
Each additional 500 sq. ft. or portion thereof	<u>2</u>	\$ 50.00	<u>100</u>
Limited Energy	_____	\$ 50.00	_____ 1
Each manuf'd Home or Modular Dwelling Service	_____	\$ 100.00	_____ 2
B. Services or Feeders			
Installation, Alterations or Relocatin			
200 amps or less OR 5 KVA Solar	_____	\$ 150.00	_____ 2
201 amps to 400 amps OR 5.01-15.01 KVA Solar	_____	\$ 175.00	_____ 2
401 amps to 600 amps OR 15.01-25 KVA Solar	_____	\$ 300.00	_____ 2
601 amps to 1000 amps	_____	\$ 400.00	_____ 2
Over 1000 amps or volts	_____	\$ 500.00	_____ 2
Reconnect Only	_____	\$ 100.00	_____ 2
C. Temporary Services or Feeders			
Installation, Alterations or Relocation			
200 amps or less	_____	\$ 100.00	_____ 2
201 amps to 400 amps	_____	\$ 125.00	_____ 2
401 amps to 600 amps	_____	\$ 200.00	_____ 2
601 amps to 1000 amps	_____	\$ 300.00	_____ 2
Over 1000 amps or volts	_____	\$ 500.00	_____ 2
D. Branch Circuits			
New, Alteratin or Extension per Panel			
a) Each branch circuit	_____	\$ 12.00	_____ 2
b) The fee for branch circuits without purchase of service or feeder fee.	_____	\$ 90.00	_____ 2
First Branch Circuit	_____	\$ 90.00	_____ 2
Each add'l branch circuit	_____	\$ 12.00	_____ 2
E. Miscellaneous (Services or feeder not included)			
Each pump or irrigation circle	_____	\$ 95.00	_____ 2
Each sign or outline lighting	_____	\$ 95.00	_____ 2
Signal Circuit(s) or a limited energy panel, altration or extension.	_____	\$ 95.00	_____ 2
F. Each additional inspection over the allowable in any of the above, per inspection.			
	** _____	\$ 95.00	_____

** Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

A. Fees total of above \$ 350.00
 B. 25% of Line A for plan review (if required) _____
 C. 12% State Surcharge of Line A \$ 42.00
 D. Other _____
 E. Investigation Fee _____

Balance Due \$ 392.00

ELECTRICAL PERMITS ARE NON-REFUNDABLE AND NON TRANFERABLE.

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Commercial Residential

ELECTRICAL PERMIT APPLICATION

INSPECTION DAYS: MON & THU

Permit Number 23 ER 25 Date 5/17/23

PLEASE PRINT
Please complete all sections, 1 through 3.

1. Location of installation:

Address 580 WETLEAU DRIVE Lot 22

City Lowell Bldg Suite No. _____

Tenant (if commercial) _____

Tax Lot _____ Map No. _____

2a. Contractor Installation only:

Electrical Contractor Northside Electric

Address P.O Box 12323 Salem OR 97309

Contractor Email: info@northsideelectric.com

Date 03/29/23 Job No. _____

Property Owner D.R Horton

Contractor's License No. 24-14C

Contractor's Board Reg. No. 80593

Signature of Sup. Elec'n Nathan Scharer

License No. 5441S Phone No. 503-585-4879

2b. For Owner Installation

Print Owner's Name _____ Phone No. _____

Mailing Address _____

City, State, Zip _____

Email _____

**THE INSTALLATION IS BEING MADE ON PROPERTY I OWN
WHICH IS NOT INTENDED FOR SALE, LEASE OR RENT**

OFFICE USE

SA cc 5/17/23
FOR INSPECTIONS CALL
541-484-9043 or 800-358-8034

3. Complete Fee Schedule below			
	Number of inspections per permit allowed ↓		
Services included:	Items	Cost (ea.)	Sum
A. Residential Per Unit Service included:			
1000 sq. ft. or less	<u>1</u>	\$ 150.00	<u>150</u> 4
Each additional 500 sq. ft. or portion thereof	<u>2</u>	\$ 35.00	<u>70</u>
Limited Energy	_____	\$ 35.00	_____ 1
Each manuf'd Home or Modular Dwelling Service	_____	\$ 100.00	_____ 2
B. Services or Feeders			
Installation, Alterations or Relocatin			
200 amps or less	_____	\$ 100.00	_____ 2
201 amps to 400 amps	_____	\$ 125.00	_____ 2
401 amps to 600 amps	_____	\$ 175.00	_____ 2
601 amps to 1000 amps	_____	\$ 275.00	_____ 2
Over 1000 amps or volts	_____	\$ 550.00	_____ 2
Reconnect Only	_____	\$ 80.00	_____ 2
C. Temporary Services or Feeders			
Installation, Alterations or Relocation			
200 amps or less	_____	\$ 80.00	_____ 2
201 amps to 400 amps	_____	\$ 110.00	_____ 2
401 amps to 600 amps	_____	\$ 140.00	_____ 2
601 amps to 1000 amps	_____	\$ 210.00	_____ 2
Over 1000 amps or volts	_____	\$ 445.00	_____ 2
D. Branch Circuits			
New, Alteratin or Extension per Panel			
a) Each branch circuit	_____	\$ 8.00	_____ 2
b) The fee for branch circuits without purchase of service or feeder fee.	_____	\$ 80.00	_____ 2
First Branch Circuit	_____	\$ 8.00	_____ 2
Each add'l branch circuit	_____	\$ 8.00	_____ 2
E. Miscellaneous (Services or feeder not included)			
Each pump or irrigation circle	_____	\$ 80.00	_____ 2
Each sign or outline lighting	_____	\$ 80.00	_____ 2
Signal Circuit(s) or a limited energy panel, altration or extension.	_____	\$ 80.00	_____ 2
F. Each additional inspection over the allowable in any of the above, per inspection.			
	**	\$ 88.00	_____

** Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

A. Fees total of above 220

B. 25% of Line A for plan review (if required) _____

C. 12% State Surcharge of Line A 26.40

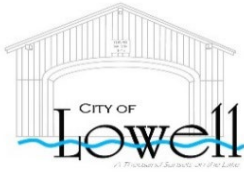
D. Other _____

E. Investigation Fee _____

Balance Due 246.40

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Commercial Residential

ELECTRICAL PERMIT APPLICATION

INSPECTION DAYS : MON & THUR

Permit Number 23-ER-025 Date _____

PLEASE PRINT
Please complete all sections, 1 through 3.

1. Location of installation:

Address 580 Wetleau Dr
 City _____ Bldg Suite No. _____
 Tenant (if commercial) _____
 Tax Lot _____ Map No. _____

2a. Contractor Installation only:

Electrical Contractor _____
 Address _____
 Contractor Email: _____
 Date _____ Job No. _____
 Property Owner _____
 Contractor's License No. _____
 Contractor's Board Reg. No. _____
 Signature of Sup. Elec'n _____
 License No. _____ Phone No. _____

2b. For Owner Installation

Print Owner's Name _____ Phone No. _____
 Mailing Address _____
 City, State, Zip _____
 Email _____

**THE INSTALLATION IS BEING MADE ON PROPERTY I OWN
WHICH IS NOT INTENDED FOR SALE, LEASE OR RENT.**

Owner's Signature

OFFICE USE

FOR INSPECTIONS CALL
541-484-9043 or 800-358-8034

3. Complete Fee Schedule below	Number of inspections per permit allowed ↓		
Services included:	Items	Cost (ea.)	Sum
A. Residential Per Unit Service included:			
1000 sq. ft. or less	<u>1</u>	\$ 250.00	<u>250</u> 4
Each additional 500 sq. ft. or portion thereof	<u>2</u>	\$ 50.00	<u>100</u>
Limited Energy	_____	\$ 50.00	_____ 1
Each manuf'd Home or Modular Dwelling Service	_____	\$ 100.00	_____ 2
B. Services or Feeders			
Installation, Alterations or Relocatin			
200 amps or less OR 5 KVA Solar	_____	\$ 150.00	_____ 2
201 amps to 400 amps OR 5.01-15.01 KVA Solar	_____	\$ 175.00	_____ 2
401 amps to 600 amps OR 15.01-25 KVA Solar	_____	\$ 300.00	_____ 2
601 amps to 1000 amps	_____	\$ 400.00	_____ 2
Over 1000 amps or volts	_____	\$ 500.00	_____ 2
Reconnect Only	_____	\$ 100.00	_____ 2
C. Temporary Services or Feeders			
Installation, Alterations or Relocation			
200 amps or less	_____	\$ 100.00	_____ 2
201 amps to 400 amps	_____	\$ 125.00	_____ 2
401 amps to 600 amps	_____	\$ 200.00	_____ 2
601 amps to 1000 amps	_____	\$ 300.00	_____ 2
Over 1000 amps or volts	_____	\$ 500.00	_____ 2
D. Branch Circuits			
New, Alteratin or Extension per Panel			
a) Each branch circuit	_____	\$ 12.00	_____ 2
b) The fee for branch circuits without purchase of service or feeder fee.	_____	\$ 90.00	_____ 2
First Branch Circuit	_____	\$ 90.00	_____ 2
Each add'l branch circuit	_____	\$ 12.00	_____ 2
E. Miscellaneous (Services or feeder not included)			
Each pump or irrigation circle	_____	\$ 95.00	_____ 2
Each sign or outline lighting	_____	\$ 95.00	_____ 2
Signal Circuit(s) or a limited energy panel, altration or extension.	_____	\$ 95.00	_____ 2
F. Each additional inspection over the allowable in any of the above, per inspection.			
	** _____	\$ 95.00	_____

** Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

A. Fees total of above	<u>\$ 350.00</u>
B. 25% of Line A for plan review (if required)	_____
C. 12% State Surcharge of Line A	<u>\$ 42.00</u>
D. Other	_____
E. Investigation Fee	_____
Balance Due	<u>\$ 392.00</u>

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Agenda Item Sheet
City of Lowell City Council



Type of item:	Other
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Item title/recommended action:

Direction on the process for sale of the old City Hall building. – Discussion

Justification or background:

The next big project to which staff recommend focusing our efforts is the sale of the old City Hall. Staff request direction from City Council on what approach to take to initiate the sale process.

Option 1. Sell the property as-is using for sale by owner. Staff will obtain an appraisal and start drafting an informational packet and timeline. The city should conduct a hazardous materials survey on the property. Buyers will want to have a full picture of their obligations upon purchasing the property. This will also limit potential liability for the city. The presence of asbestos and other hazardous materials could affect the sale price. The benefit to the city is that we would not be undertaking the time consuming and costly task of hazardous material remediation and demolition of the building.

Option 2. Prepare the property for sale by conducting hazardous material remediation (if necessary). Schedule destruction of the building through a burn to learn exercise. Hire a grading company to remove and dispose of the burned materials.

Another consideration is if the city wishes to hire a real estate professional to represent us in the transaction. This would require preparing and issuing a competitive request for qualifications. Benefits of that approach include having someone with experience handling the marketing, negotiation, and processes involved. This can reduce administrative budens and the risk of errors. Cons include the cost of real estate commissions. Effort is also required carefully to vet agents to ensure they have a track record of effective marketing and negotiation.

Agenda Item Sheet
City of Lowell City Council



Type of item:	Other
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The city has sold its last two properties using a for sale by owner (FSBO) method. Benefits of this approach include cost savings, greater control over the selling process, direct negotiation with buyers, and ability to set terms and conditions with the buyers. Cons of this approach include a limited reach, the administrative burdens, and the risk for legal issues if not handled properly. The city can mitigate the risk of legal issues through involvement of the city attorney. In the past, buyer's agents were involved to provide the paperwork and handle the escrow process. If a buyer's agent is not involved in this upcoming sale, assuming the city chooses FSBO, one option is for the city to hire a real estate professional to handle specific aspects of the sale, such as providing contract documents, while retaining the FSBO approach for negotiations.

Staff present these items for discussion among the City Council with the goal to develop a gameplan for the sale of the old City Hall.

Budget impact:

TBD

Department or Council sponsor:

Administration

Attachments:

N/A

Meeting date:	08/06/2024
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Agenda Item Sheet

City of Lowell City Council

Type of item:	Discussion
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Item title/recommended action:

Motion to approve a purchase order for "general collection services" with Professional Credit Service based on State of Oregon price agreement #DASPS-3360-20 and to authorize the City Administrator to sign. – Discussion/ Possible action

Justification or background:

The city's contract with longtime debt collection agency, Professional Credit Services in Springfield, has expired. Staff recommend renewing the contract using the terms and conditions of Oregon Price Agreement #DASPS-3360-20. This agreement, as well as the city's agreement for participation in the Oregon Cooperative Procurement Program, require the purchase order, and language included on that purchase order, following this agenda sheet. Some of the language on the purchase order, such as length of time accounts can remain with the agency, are discretionary. The debt collection services are for delinquent utility accounts, and other debts owed to the city. The agency gets 17.5% of what they collect for the city. Staff recommend that renewing this contract is advantageous in that it avoids disruption to our current debt collection practices, as well as the userfriendly portal that the agency has to upload delinquent account information and monitor delinquent accounts.

Budget impact:

TBD

Department or Council sponsor:

Administration

Attachments:

Purchase order with the agency

Meeting date:	08/06/2024
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City of Lowell

PO Box 490
 Lowell, OR 97452
 Phone: 541-937-2157

PURCHASE ORDER

PURCHASE ORDER # 2024-01
 DATE: 8/6/2024

CONTRACTOR NAME AND ADDRESS:

Professional Credit Service
 400 International Way
 Springfield, OR 97477

COMMENTS OR SPECIAL INSTRUCTIONS:

THIS PURCHASE IS PLACED AGAINST STATE OF OREGON PRICE AGREEMENT #DASPS-3360-20. THE GENERAL TERMS AND CONDITIONS AND SPECIAL CONTRACT TERMS AND CONDITIONS (T's & C's) CONTAINED IN THE PRICE AGREEMENT ARE HEREBY INCORPORATED BY REFERENCE AND SHALL APPLY TO THIS PURCHASE AND SHALL TAKE PRECEDENCE OVER ALL OTHER CONFLICTING T's & C's EXPRESS OR IMPLIED.

AUTHORIZED PURCHASER	SECONDARY CONTACT	DELIVERY DATE
Jeremy Caudle, City Administrator jcaudle@ci.lowell.or.us	Samantha Dragt, City Clerk sdragt@ci.lowell.or.us	8/6/2024

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	Category I-General Collection Services	17.5% TERMS OF PO	Percent- age of collection
	Interest is to be computed at the rate of 9% per year and is to be compounded monthly.		
	City of Lowell does pass the cost of collection to the debtor per ORS 293.231(12).		
	City of Lowell does not entertain compromise offers.		
	City of Lowell does have warrant or garnishment authority		
	Remittance is to occur each subsequent week for the collections from the prior business week. Collection reports are to be submitted electronically along with the remittance.		
	Contractor shall remit funds collected to the following account: _____		
	City of Lowell requires Contractor to net remit payments received by Contractor and net direct payments.		
	City of Lowell requires Contractor to maintain confidentiality of debtor information and protect data through use of I.T. security protocols.		
	City of Lowell authorizes Contractor to report debtor information to Credit Bureaus only when amounts due are 90 or more days delinquent and no payment plan is in place.		

	City of Lowell does authorize Contractor to pursue Small Claims and Garnishments, provided Contractor receives General Authorization from City of Lowell and DAS.		
	If any period of 5 years transpires without payment on any account assigned, then Contractor shall contact City of Lowell's Authorized Purchaser for further instructions.		
	City of Lowell authorizes Contractor to utility the following payment plan guidelines: Contact Authorized Purchaser for approval before setting up any payment plans.		
	City of Lowell requires Contractor to apply payments FIFO when more than one account exists from City of Lowell.		
	City of Lowell requires remittance reporting done electronically through Contractor's on-line portal or, if that is not available, in Excel or a tab delimited form.		
		SUBTOTAL	
		SALES TAX	
		SHIPPING & HANDLING	
		TOTAL DUE	Per contract

AUTHORIZED PURCHASER SIGNATURE	DELIVERY DATE
	8/6/2024

Agenda Item Sheet

City of Lowell City Council

Type of item:	Other
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Item title/recommended action:

Motion to accept Annette Brieske Beiderwell's resignation from the Library Committee. –
Discussion/ Possible action

Justification or background:

Library Committee member Annette Beiderwell submitted a resignation letter, which follows this agenda sheet. Staff recommend that City Council approve a motion accepting the resignation so that it is documented in the official record.

Budget impact:

N/A

Department or Council sponsor:

Library

Attachments:

Resignation letter

Meeting date:	08/06/2024
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Jeremy Caudle

From: Annette Beiderwell [REDACTED]
Sent: Friday, July 26, 2024 5:53 PM
To: Samantha Dragt; Peggy O'Kane; Jeremy Caudle
Subject: Board Resignation

Dear Lowell Library Board Members

[REDACTED]

[REDACTED]

[REDACTED] I am unable to continue to volunteer at the library and I am not physically able to perform board member duties. [REDACTED] I hope you understand.

I will drop off my key during city Hall hours.

Thank you for the opportunity to serve our community. [REDACTED]

Annette Brieske Beiderwell

Agenda Item Sheet

City of Lowell City Council

Type of item:	Discussion
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Item title/recommended action:

Direction on "Charging and fueling infrastructure grant" opportunity with Lane County. – Discussion/ Possible action

Justification or background:

Lane County has approached the city about being part of a grant that pays for electric vehicle charging stations. Specifically, the county has offered to include the city in a grant to purchase and maintain for 5 years electric vehicle charging stations. The charger would have to be placed on public property that is available 24/7. Since we're along Highway 58, the county identified Lowell as an ideal charging point for electric vehicles. A level 2 charger (a charger that takes 3 to 4 hours to charge an EV) costs about \$6,000 per year to maintain. The city would be required to cover those costs once the grant period expires. Since Lane County has approached the city about this project, staff believe that it is appropriate to bring this opportunity to City Council for discussion and direction. However, staff recommend not to participate at this time. The reason is due to our uncertain budget outlook and the necessity to make cuts. Electric vehicle charging stations are also not in any of the city's master plans.

Budget impact:

At least \$6,000 in new expenditures after year 5 of grant funding.

Department or Council sponsor:

Administration

Attachments:

See email from Lane County project manager for more detail.

Meeting date:	08/06/2024
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Jeremy Caudle

From: LEE Kristen S <Kristen.LEE@lanecountyor.gov>
Sent: Friday, July 26, 2024 10:46 AM
To: Jeremy Caudle
Cc: ADAMS Stephen C; DREHER Alexandria K
Subject: Information on EV Charging Grant

Hi Jeremy,

As discussed, below is more detailed information about this grant opportunity to share with your council. This is the best information I have at this time. If anything changes, I will let you know as soon as possible. I look forward to discussing further with you when I am back from vacation on August 12.

Best,
Kristen

Lane County and the City of Eugene will apply for federal Department of Transportation (DOT) funding for EV charging under Round 2 of the [Charging and Fueling Infrastructure Grant](#). Lane County's plan is to install EV chargers at various County park locations and other publicly owned buildings along highways 126 (East and West) and 58, prioritizing corridors that are not currently included in [ODOT's NEVI plan](#). The grant requires that chargers are installed on publicly owned land and open to the public 24/7. We are hoping to install Level 2 or Level 3 charging stations in some of the locations, depending on grid capacity and desires of property owner.

Lane County would be responsible for administering the DOT grant and all federal requirements attached to the grant. Lane County staff will conduct a competitive bidding process for construction, installation and purchase of EV chargers. The grant would pay for operating and maintenance costs for the charging stations for the life of the grant (5 years). Unless otherwise negotiated with the city, Lane County would own the charging stations for the duration of the grant. Lane County will transfer ownership of the charging stations to each participating public entity that owns the property where chargers are located. Once ownership is transferred, operating and maintenance of the chargers will be the responsibility of the owner.

We estimate the annual costs of maintaining and operating a Level 2 charger to be approximately \$6,000. We estimate the annual costs of maintaining and operating a Level 3 charger to be as high as \$70,000 per year. The operating and maintenance costs would likely NOT be covered by the consumer fee. These costs will be solidified, however, when we bid out the project.



Kristen Lee (she/her)

Senior Program Services Coordinator | Lane County, Oregon

Kristen.Lee@lanecountyor.gov | 541-682-3078