

Exhibit A

City of Umatilla - Fee Schedule

A. Structural Permit Fees

Structural Permit Project Valuation		
Valuation	Current Fee	Proposed Fee
\$1 - \$500.00	\$23.50	No Change
\$500.01 - \$2000.00	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2000	No Change
\$2000.01 - \$25,000.00	\$69.25 for the first \$2000 plus \$14.00 for each additional \$1000 or fraction thereof, to and including \$25,000	No Change
\$25,000.01 - \$50,000.00	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1000 or fraction thereof, to and including \$50,000	No Change
\$50,000.01 - \$100,000.00	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1000 or fraction thereof, to and include \$100,000	No Change
\$100,000.01 - \$500,000.00	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1000 or fraction thereof, to and include \$500,000	No Change

\$500,000.01 - \$999,999.00	\$3233.75 for the first \$500,000 plus \$4.75 for each additional \$1000 or fraction thereof, to and include \$1,000,000	No Change
\$1,000,000 +	\$5608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1000 or fraction thereof	No Change
Other Structural Fees	Current Fee	Proposed Fee
Structural Plan Review (when applicable)	65% of structural permit fee	No Change
Additional Plan Review (when applicable) - hourly	Not currently part of our fee schedule	\$88.00, minimum one hour
Fire Life Safety Plan Review (when applicable)	40% of structural permit fee	No Change
Reinspection – per each	\$88.00	\$88.00
Each additional inspection, above allowable – per each	\$88.00	\$88.00
Inspections for which no fee is specifically indicated (as required) - hourly	Not currently part of our fee schedule	\$88.00, minimum one hour
Inspection outside of normal business hours - hourly	Not currently part of our fee schedule	\$88.00, minimum 2 hours
Deferred Submittal Plan Review Fee – in addition to project plan review fees	Not currently part of our fee schedule	65% of the building permit fee calculated using the value of the deferred portion with a \$100 minimum

Phased Project Plan Review Fee – in addition to project plan review fees	Not currently part of our fee schedule	\$275.00 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1500.00 per phase
Structural demolition – complete demolition, not subject to State Surcharge	Not currently part of our fee schedule	\$50.00
Structural alteration (<u>not</u> demo) – partial, soft, interior	Not currently part of our fee schedule	Fee as per Structural Permit Fee table by valuation, incurs State Surcharge
Structural Minimum Permit Fee	\$23.50	No change

Residential Fire Suppression – Standalone System 13R, fee includes plan review [See plumbing Fee section for Continuous Loop/Multipurpose System 13D]	Current Fee	Proposed Fee
Square Footage of Area to be Covered		
0 – 2000 sq ft	Not currently part of our fee schedule	\$200
2001 – 3600 sq ft	Not currently part of our fee schedule	\$250
3601 - 7200 sq ft	Not currently part of our fee schedule	\$325
7201 sq ft and greater	Not currently part of our fee schedule	\$410
	Current Fee	Proposed Fee
Commercial Fire Suppression	Not currently part our fee schedule	Fee as per Structural Permit Fee table by valuation
Solar Structural Installation Permits – separate Electrical Permit application is required	Current Fee	Proposed Fee
Solar Permit – Prescriptive Path System, fee includes plan review	Not currently part of our fee schedule	\$250.00
Solar Permit – Non-Prescriptive Path System	Not currently part of our fee schedule	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>

Investigation Fees - <i>actual or average cost may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines.</i>	Current Fee	Proposed Fee
Investigation Fee – hourly	Not currently part of our fee schedule	\$176.00/hour, minimum one hour
All structural permits use valuation as determined by ICC Valuation Table current as of April 1 of each year, when applicable as per <i>OAR 918-050-0000 & OAR 918-309-0020 thru -0070</i>		

B. Manufactured Dwelling Placement Permit Fees

	Current Fee	Proposed Fee
Manufactured Dwelling Placement Fee *	\$260	\$400*
State (Cabana) Fee	\$30.00	No Change
		* 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. All decks 30" above ground, carports, garages, porches, and patios are based on valuation and may also require separate permits.
		-- See Structural schedule by valuation for non-dwelling modular placements

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

Current Fee	Proposed Fee
Not currently part of our fee schedule	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 the Structural Permit Fee table included in this schedule.

D. Electrical Permit Fees

New Construction	Current Fee	Proposed Fee
Residential		
First 1000 sq ft or less	\$133.00	\$135.00
Each additional 500 sq ft or portion thereof	\$24.00	\$25.00
Limited Energy – new residential construction	\$31.00	\$35.00
Each Manufactured Home/Modular Dwelling service	\$63.00	\$65.00
Multifamily		

New Multifamily Construction	\$45	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	Not part of current fee	\$56
Multifamily, new construction – Protective Signaling – per floor	Not part of current fee	\$56
Service Feeders – Installation, Alteration, Relocation (Does not include branch circuits)		
200 amp or less	\$79.00	\$80.00
201 – 400 amps	\$94.00	\$95.00
401 – 600 amps	\$156.00	\$160.00
601 – 1000 amps	\$204.00	\$205.00
Over 1000 amps or volts	\$469.00	\$470.00
Reconnect Only	\$63.00	\$65.00
Temporary Service Feeders – Installation, Alteration, Relocation		
200 amp or less	\$63.00	\$65.00
201 – 400 amps	\$86.00	\$85.00
401 – 600 amps	\$125.00	No Change
601 – 1000 amps	Not currently part of our fee schedule	\$155.00

Over 1000 amps or volts	Not currently part of our fee schedule	\$375.00
Branch Circuits – New, Alteration, Relocation		
With service – per each	\$4.00	No change
Without service	\$54.00 first branch circuits, \$4/ each additional	\$60.00 for first branch circuit, \$4.00/each additional
Renewable Energy		
Renewable energy for electrical systems- 5kva or less	Not currently part of our fee schedule	\$80.00
Renewable energy for electrical systems- 5.01kva through 15kva	Not currently part of our fee schedule	\$95.00
Renewable energy for electrical systems- 15.01kva through 25kva	Not currently part of our fee schedule	\$160.00
Renewable energy - solar generation over 25 kva	Not currently part of our fee schedule	\$6.25 per kva over 25 kva, \$160.00 for first 25 kva – <i>maximum fee at 100 kva</i>
Renewable energy for wind systems - 25.01kva through 50kva	Not currently part of our fee schedule	\$205.00
Renewable energy for wind systems - 50.01kva through 100kva	Not currently part of our fee schedule	\$470.00
Other Electrical Fees		
Pump or Irrigation Cycle – per each	\$63.00	\$90.00

Sign or Outline Lighting – per each	\$63.00	\$90.00
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>)	\$63.00	\$90.00
Master Permit – application fee, one time at initial application; renews annually as applicable	Not currently part of our fee schedule	\$100
Master Permit – inspection fee – per hour; includes travel time, inspection, and report writing	Not currently part of our fee schedule	\$88.00, minimum one hour
Electrical Plan Review (when applicable)	25% of electrical permit fee	No change
Additional Plan Review (when applicable) – per hour	Not currently part of our fee schedule	\$88.00, minimum one hour
Reinspection – per each	Not currently part of our fee schedule	\$88.00
Each additional inspection above allowed	\$55.00	\$88.00
Inspections for which no fee is specifically indicated (as required) – per hour	\$86/per hour	\$88.00, minimum one hour

Inspection outside of normal business hours – per hour	Not currently part of our fee schedule	\$88.00, minimum 2 hours + mileage
Investigation fee - Electrical	Not currently part of our fee schedule	See Structural – Investigation Fees

E. Mechanical Permit Fees

Residential –	Current Fee – per each appliance	Proposed Fee – per each appliance
Air conditioner	Not currently part of our fee schedule	\$15.00
Air handling unit of up to 10000 cfm	\$10.65	\$13.50
Air handling unit 10001 cfm and over	\$18.10	\$16.50
Appliance of piece of equipment regulated by code but no classified in other appliance categories	\$10.65	\$13.50
Attic or crawl space fans	Not currently part of our fee schedule	\$12.00
Chimney/liner/flue/vent	\$10.65	\$13.50
Clothes dryer exhaust	Not currently part of our fee schedule	\$12.00
Decorative gas fireplace	Not currently part of our fee schedule	\$13.50
Evaporative cooler other than portable	Not currently part of our fee schedule	\$13.50
Floor furnace, including vent	\$14.80	\$15.00

Flue vent for water heater or gas fireplace	\$9.50	\$12.00
Furnace – greater than 100000 BTU	\$18.20	\$16.50
Furnace – up to 100000 BTU	\$14.80	\$15.00
Furnace/burner including duct work/vent/liner	\$7.25	\$16.50
Gas or wood fireplace/insert	\$9.50	\$13.50
Gas fuel piping outlets – any number of outlets	\$5.50, first four \$1.00, per additional	\$13.50
Heat pump	\$10.65	\$13.50
Hood served by mechanical exhaust, including ducts for hood	\$10.65	\$16.50
Hydronic hot water system	Not currently part of our fee schedule	\$15.00
Installation or relocation domestic/type incinerator	\$18.20	\$16.50
Mini split system	Not currently part of our fee schedule	\$15.00
Oil tank/gas diesel generators	\$12.50	\$16.50
Pool or spa heater, kiln	\$11.00	\$15.00
Range hood/other kitchen equipment	Not currently part of our fee schedule	\$15.00

Repair, alteration, or addition to mechanical appliance including installation of controls	Not currently part of our fee schedule	15.00
Suspended heater, recessed wall heater, or floor mounted heater	\$14.80	\$15.00
Ventilation fan connected to single duct	Not currently part of our fee schedule	\$12.00
Ventilation system not a portion of heating or air-conditioning system authorized by permit	Not currently part of our fee schedule	\$12.00
Water heater	\$7.25	\$13.50
Wood/pellet stove	\$18.20	\$13.50
Other heating/cooling	Not currently part of our fee schedule	\$13.50
Other fuel appliance	Not currently part of our fee schedule	\$13.50
Other environment exhaust/ventilation	Not currently part of our fee schedule	\$12.00
Minimum Permit Fee	No currently part of our fee schedule	\$45.00
Commercial Mechanical Fees		
Valuation	Current Fee	Proposed Fee
\$0 - \$5000.00	\$23.00 + \$1.35 for each addt'l \$100 over \$1000	\$50.00

\$5000.01 - \$10000.00	\$144.50 for first \$10,000 plus \$8.50 for each additional \$1000 or fraction thereof over 10,000	\$50.00 for first \$5000 plus \$1.25 for each additional \$100 or fraction thereof, to and including \$10000
\$10000.01 - \$100000.00	\$991.50 for first \$10,001 plus \$5.700 for each additional \$1000 or fraction thereof, to and including \$100,000	\$112.50 for first \$10000 plus \$3.25 for each additional \$1000 or fraction thereof, to and including \$100000
\$100000.00 and above		\$405.00 for first \$100000 plus \$1.75 for each additional \$1000 or fraction thereof
Other Mechanical Fees		
Mechanical Plan Review (when applicable)	25% of mechanical permit fee	No change
Additional Plan Review (when applicable) – per hour	\$55.00/per hour	\$88.00, minimum one hour
Reinspection – per each	Not currently part of our fee schedule	\$88.00
Inspections for which no fee is specifically – per each indicated (as required)	Not currently part of our fee schedule	\$88.00, minimum one hour
Inspection outside of normal business hours	Not currently part of our fee schedule	\$88.00, minimum 2 hours
Investigation fee - Mechanical	Not currently part of our fee schedule	See Structural – Investigation Fees

F. Plumbing Permit Fees

Plumbing Permit Fees	Current Fee	Proposed Fee
New 1&2 Family Dwelling – includes one kitchen, first 100 feet each of site utilities, hose bibs, 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	\$210.00	No change
Two bathrooms, one kitchen	\$275.00	No change
Three bathrooms, one kitchen	\$325.00	No change
Each additional bathroom > 3 – or – kitchen >1	\$45 .00/each	No change
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>	Not currently part of our fee schedule	\$30.00
Commercial and Non-New Residential		
Site Utilities	Current Fee	Proposed Fee
Sanitary Sewer - First 100 feet or less	\$30.00	No change
Sanitary Sewer - Each additional 100 feet or fraction thereof	\$25.00	No change
Storm – first 100 feet or less	Not currently part of our fee schedule	\$30.00
Storm – Each additional 100 feet or fraction thereof	Not currently part of our fee schedule	\$25.00

Water – first 100 feet or less	\$30.00		No change	
Water – Each additional 100 feet or fraction thereof	\$25.00		No change	
Fixtures	Current Fee Residential /each	Current Fee Commercial/each	Proposed Fee Residential /each	Proposed Fee Commercial/each
Absorption valve	Not currently part of fee schedule		\$30.00	\$40.00
Backflow preventer	\$12.00	\$12.00	\$45.00	\$50.00
Backwater valve	Not currently part of our fee schedule		\$45.00	\$50.00
Catch basin or area drain	Not currently part of our fee schedule		\$15.00	\$20.00
Clothes washer	\$12.00	\$12.00	\$15.00	\$20.00
Dishwasher	\$12.00	\$12.00	\$15.00	\$20.00
Drinking fountain	\$12.00	\$12.00	\$15.00	\$20.00
Ejectors/sump pump	\$12.00	\$12.00	\$15.00	\$50.00
Expansion tank	\$12.00	\$12.00	\$15.00	\$50.00
Fixture cap	Not currently part of our fee schedule		\$15.00	\$20.00
Floor drain/floor sink/hub drain	\$12.00	\$12.00	\$15.00	\$20.00
Garbage disposal	\$12.00	\$12.00	\$15.00	\$20.00
Hose bib	\$12.00	\$12.00	\$15.00	\$20.00
Ice maker	\$12.00	\$12.00	\$15.00	\$20.00

Primer	Not currently part of our fee schedule		\$15.00	\$20.00
Sink/basin/lavatory	\$12.00	\$12.00	\$15.00	\$20.00
Stormwater retention/detention tank/facility	Not currently part of our fee schedule		\$15.00	\$20.00
Swimming pool piping	Not currently part of our fee schedule		\$45.00	\$50.00
Tub/shower/shower pan	\$12.00	\$12.00	\$15.00	\$20.00
Urinal	\$12.00	\$12.00	\$15.00	\$20.00
Water closet	\$12.00	\$12.00	\$15.00	\$20.00
Water heater	\$12.00	\$12.00	\$15.00	\$20.00
Other – plumbing	\$12.00	\$12.00	\$15.00	\$50.00
Alternate potable water heating system	Not currently part of our fee schedule		\$15.00	\$50.00
Interceptor/grease trap	Not currently part of our fee schedule		\$15.00	\$20.00
Manholes	Not currently part of our fee schedule		\$15.00	\$50.00
Medical Gas – fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures and appliances				
Valuation	Current Fee		Proposed Fee	

	Not currently part of our fee schedule	Based on valuation using Table A-1 Plan review required.
Residential Fire Suppression – Multipurpose/Continuous Loop System 13D, fee includes plan review		
<i>[See Structural Fee section for Standalone System 13R]</i>		
Square Footage of Area to be Covered	Current Fee	Proposed Fee
0 – 2000 sq ft	Not currently part of our fee schedule	\$100.00
2001 – 3600 sq ft	Not currently part of our fee schedule	\$142.00
3601 - 7200 sq ft	Not currently part of our fee schedule	\$177.00
7201 sq ft and greater	Not currently part of our fee schedule	\$213.00
Other Plumbing Fees		
Plumbing Plan Review (when applicable) – commercial	Not currently part of our fee schedule	25% of commercial plumbing permit fee
Plumbing Plan Review (when applicable) – residential	30% of residential plumbing permit fee	No change
Additional Plan Review (when applicable) – per hour	Not currently part of our fee schedule	\$88.00/hour, minimum one hour
Reinspection – per each	Not currently part of our fee schedule	\$88.00
Each additional inspection above allowed	Not currently part of our fee schedule	\$88.00

Inspections for which no fee is specifically indicated (as required) – per hour	Not currently part of our fee schedule	\$88.00/hour, minimum one hour
Inspection outside of normal business hours – per hour	Not currently part of our fee schedule	\$88.00/hour, minimum 2 hours
Investigation fee - Plumbing	Not currently part of our fee schedule	See Structural – Investigation Fees
Plumbing Minimum Permit Fee – commercial	\$45.00	\$100.00
Plumbing Minimum Permit Fee – residential	\$45.00	\$80.00

G. Miscellaneous Fees

	Current Fee	Proposed Fee
Permit Reinstatement fee – to renew already expired permit, as eligible; subject to State Surcharge	Not currently part of our fee schedule	\$50.00
Permit Extension fee – to extend expiration on active permit; not subject to State Surcharge	Not currently part of our fee schedule	\$25.00
Copy fees	Not currently part of our fee schedule	Letter \$0.25/sheet 18x24 \$2.00/sheet 24x36 \$3.00/sheet

		36x40 \$4.00/sheet
Returned Check fee (NSF)	\$25.00	No change
Master Plans – Structural – setup fee	Not currently part of our fee schedule	\$150 (initial review at standard plan review rate)
Master Plans – Structural – second and subsequent reviews	Not currently part of our fee schedule	50% of initial plan review fee
Seismic Surcharge – Structural/Mechanical – review required on all essential structures	Not currently part of our fee schedule	1% of building permit fee
Refund processing fee – not subject to State Surcharge	Not currently part of our fee schedule	Plan review not subject for refund
Staff Research	Not currently part of our fee schedule	15 Minute Increments, 1 st Free 15 Minutes Increments, \$30
Technology Fee Charge on all permits	Not currently part of our fee schedule	2%