

JULY 2011 BUILDING REPORT

1 - General Comments

“What’s Shaking at the Oregon Coast”

Building Official Carl Dependahl staffed a table at the disaster preparedness event held at the Florence Events Center on July 6. He created an informational handout on *Seismic Safety: Survive “the big one”*. This guide helps people identify potential problems in their home and how to minimize damage from an earthquake. By being available to answer questions, he helped improve the community’s awareness of our vulnerabilities and how we can better help ourselves.

Oregon Building Code Division’s (BCD) Legislative Update and the Building Officials Association (OBOA) Training

Building Official Carl Dependahl attended the BCD and OBOA training in Bend, July 20-22. The legislative update is presented by the Director of BCD with additional legal analysis from the OBOA Director and staff members. Highlights included:

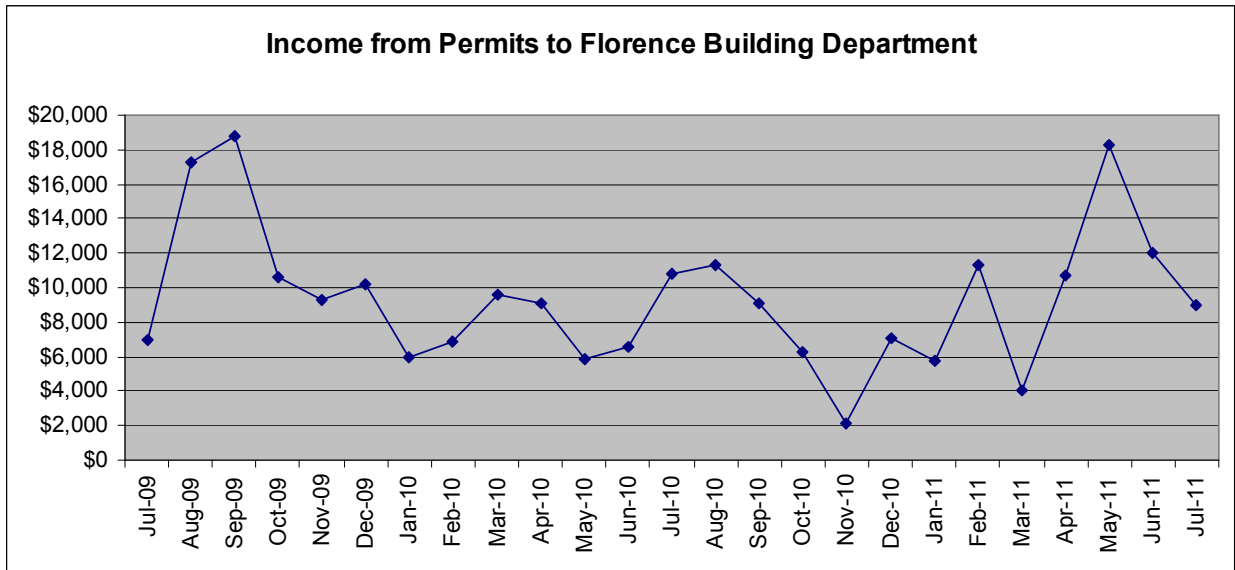
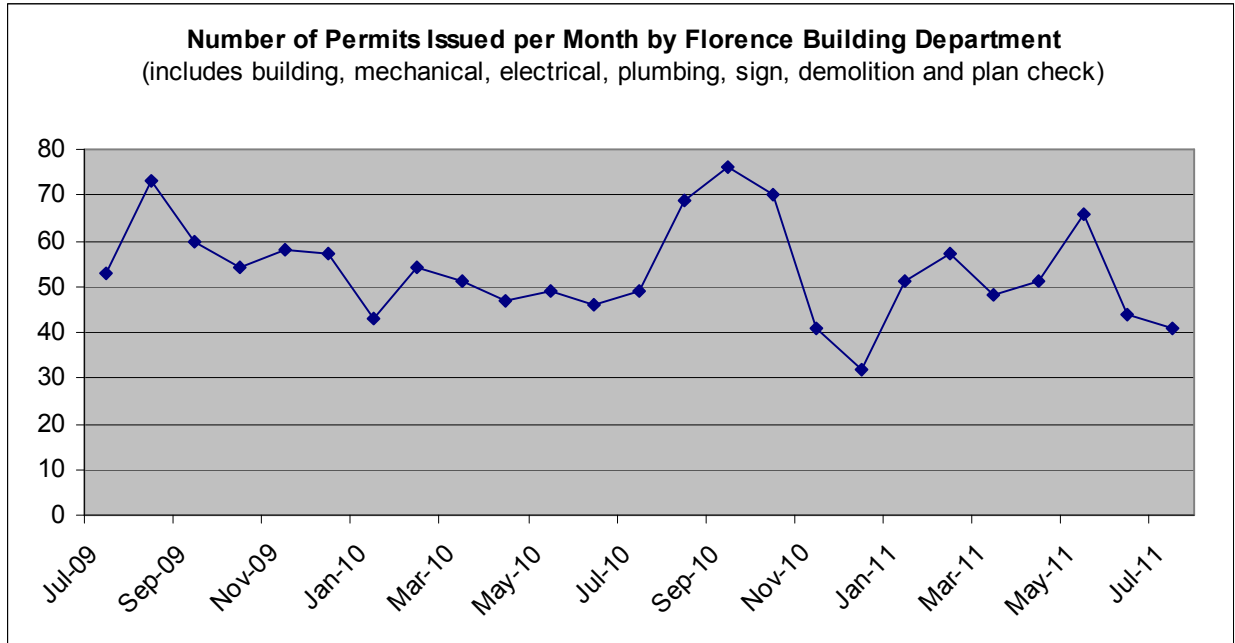
- Governor Kitzhaber’s “Cool Schools” measure passed (HB 2960). It was discussed as part of an ongoing effort to provide grants and incentives to improve energy efficiency in publicly owned school buildings.
- Oregon adopted a new Energy Code for both residential and commercial applications; the legislature has also expanded efficiency measures by passing HB3516, which declares solar photo-voltaic or solar-thermal installations as outright permitted uses in zones that would allow such structures and prohibits land use fees or extensive surveys (with exceptions) for such installations, subject to building permits and BCD Solar photo-voltaic regulations.
- Energy Code training is proposed to be offered online by the BCD, which can save small jurisdictions like Florence appreciable amounts in training and travel costs.
- The legislature declined bills imposing deadlines for action on permits (HB 2592); regulated collection of permit fees as installments of 1/3 for issuance, 1/3 for inspection, and 1/3 for “final” or certificate of occupancy (HB 2620); and prohibited assessment of SDC charges for residential fire sprinkler installations (HB 3038). (Note that a proposal to require residential fire sprinklers for all dwellings in the last session was declined.)

ePermit Training

Permit Technician Eric Rines and the Building Official attended “ePermits” administrative training for 3 days (July 25-27) in Salem at the Capitol Mall Complex. The training was an intensive look at the “background functions” and configurations of the BCD selected statewide permitting software by Accela. Follow-ups with BCD ePermits staff liaison Debbie Wells will be conducted here in Florence approximately once every week for the next 4-8 weeks. This is in anticipation of Florence joining the select group of cities chosen to “go live” with this ePermits system, allowing us to offer all types of permits and applications online with enrolled customers. The end result will allow streamlined permitting and inclusive storage of building permit records with the program via state electronics and servers.

2 – July Building Permits

The following charts are an addition to the monthly report to show trends in building permit activity and permit income.



PERMIT TYPE	# of PERMITS	CONSTRUCTION VALUE	CITY PERMIT INCOME
SINGLE-FAMILY DETACHED		\$0.00	
SINGLE-FAMILY ATTACHED (TOWNHOMES)		\$0.00	
MANUFACTURED DWELLING		\$0.00	
ADDITIONS		\$0.00	
ALTERATIONS / REMODELS	3	\$38,061.00	
ACCESSORY STRUCTURES	2	\$31,124.00	
DUPLEXES		\$0.00	
TRIPLEXES OR FOURPLEXES		\$0.00	
APARTMENTS (5 OR MORE UNITS)		\$0.00	
CONDOMINIUMS		\$0.00	
COMMERCIAL NEW CONSTRUCTION	1	\$310,635.00	
COMMERCIAL ADDITIONS		\$0.00	
COMMERCIAL ALTERATIONS / REMODELS	4	\$76,190.00	
AIRPORT HANGARS		\$0.00	
SIGN PERMITS	0		\$0.00
RESIDENTIAL BUILDING PERMIT FEES	5		\$1,078.40
COMMERCIAL BUILDING PERMIT FEES	5		\$2,929.50
MANUFACTURED HOME PLACEMENT FEES	0		\$0.00
BUILDING PLAN CHECK FEES	9		\$2,944.34
RESIDENTIAL PLUMBING PERMIT FEES	3	Com. Plumb. contract fee @ 75%	\$420.90
COMMERCIAL PLUMBING PERMIT FEES	2	\$929.55	\$309.85
MECHANICAL PERMIT FEES	5		\$800.00
MECHANICAL PLAN CHECK FEES	3		\$126.05
ALL DEMOLITIONS	0	Elect. contract fee @ 75%	\$0.00
CITY ELECTRICAL PERMIT FEES	9	\$1,190.25	\$396.75
TOTAL # OF PERMITS	41		
TOTAL CONSTRUCTION VALUE & CITY PERMIT INCOME		\$456,010.00	\$9,005.79
NO. OF BUILDING, PLUMBING & MECHANICAL INSPECTIONS		78	
NO. OF CITY ELECTRICAL INSPECTIONS		13	
TOTAL FOR ALL INSPECTIONS		91	