

CITY OF ASHLAND



Policies / Interpretations / Procedures

BD-PP-0010

ASSESSMENT OF REINSPECTION FEES

Policy Summary:

Outlines those situations in which a reinspection fee may be assessed.

Background:

The various specialty codes establish the authority to assess a reinspection fee in certain circumstances. ORS 455.058

455.058 Investigation fee for work commenced without permit; rules.

1. Except as provided in subsection (2) of this section, the Department of Consumer and Business Services, or a municipality administering and enforcing a building inspection program, may assess an investigation fee against a person that is required to obtain a permit for work on the electrical, gas, mechanical, elevator, boiler, plumbing or other systems of a building or structure if the work is commenced before the permit required for the work is obtained. The amount of the investigation fee shall be the average or actual additional cost of ensuring that a building, structure, or system is in conformance with state building code requirements that results from the person not obtaining a required permit before work for which the permit is required commences.

It is our desire to utilize the authority granted by these codes in a fair and consistent manner. This policy will provide the necessary guidelines for field inspectors who encounter circumstances in which it may be appropriate to assess a reinspection fee.

Discussion:

The permit fees paid at the time of permit issuance are set to recover the costs associated with the inspection of the particular project. It is recognized that, on any individual permit, the costs may be somewhat higher or lower than the revenue generated by the permit. The objective is to recover the total program costs over the course of the fiscal year. It is assumed that each type of permit has a certain number of inspections associated with it, each of which will take a certain amount of time. When the number or length of inspections increases, the associated costs are considered unanticipated. If the reason for the increase in number or length of inspection is valid, the program is geared to provide a limited "subsidy"; however, if the number or length of inspections increases because of non-valid reasons, there is an assumption that the program should not subsidize these instances. Non-valid reasons, for purposes of this policy, must be determined by the field inspector; however, the circumstances outlined as follows will provide a guideline:

- Arriving at a jobsite as requested and finding that the work is not ready for inspection for a second time.

- Arriving at a jobsite as requested and finding that the items previously written up as required corrections have not been addressed.
- Finding no plans on the jobsite for the second time in those instances where the plans are needed to conduct the inspection and had previously been identified in writing as a required correction.
- Arriving at a jobsite as requested and finding that there is no ladder or other means of access to the roof for a second time.
- Arriving at a jobsite at the time requested for a final inspection and finding that the structure is locked for a second time.

It should be emphasized that the primary purpose of assessing reinspection fees is not to generate revenue; rather, it is intended to create a deterrent for individuals who repeatedly abuse the inspection request system.

Policy:

Reinspection fees may be assessed by field inspection personnel when, in their professional judgment, circumstances such as those outlined above warrant such action. Assessment of these fees will be with the approval of the Building Official. Tracking and collection of these fees will be as per PRO 3009.