



City of Dayton

416 Ferry Street, Dayton Oregon (503) 864-2221 www.ci.dayton.or.us

Submittal Information – Accessory Structures, Porches, Patios & Decks

General Information

Accessory Structures are *non-habitable* one-story detached structures used for secondary purposes to the primary structure. Some examples of uses are tool and storage sheds, playhouses, gazebos, carports, etc. The City of Dayton issues Structural Permits for accessory structures 200 square feet and bigger.

A Building Permit is Required for All of the Following:

- ✓ Accessory Structures (non-habitable) that have a floor area more than 200 square feet
- ✓ Accessory Structures (non-habitable) that are over 10 feet in height from the finished floor
- ✓ Accessory Structures with more than one story
- ✓ Patio and Porch covers more than 200 square feet
- ✓ Patio and Porch covers that are not supported by an exterior building wall
- ✓ Porches and Decks where the floor or deck is more than 30 inches above adjacent grade at any point
- ✓ Covered Porches that are closer than 3 feet to property lines

Submittal Requirements

- One (1) copy of the required building permit. *Original signatures for all property owners must be provided.* This information must be reproduced so please print clearly using black or blue ink. Do not use pencil.
- Two (2) complete sets of legible building/construction plans drawn to scale, showing conformance to local & state building codes. Engineered plans must include at least one copy with the required wet stamp.
- Two (2) copies of a Site Plan, that *must* show all of the following:
 - Site Address
 - Name of Applicant or Property Owners
 - Existing and proposed structures on the subject property with dimensions and square footage
 - Wall and Peak height of proposed structure
 - All concrete or asphalt patios and slabs with dimensions and square footage
 - Percentage of property covered with impermeable surfaces (buildings, driveways, in-ground pools, etc)
 - Setbacks for all structures new and existing, including from property lines & buildings
 - Existing and proposed driveways (square footage) or points access
 - Existing and proposed placement of water, sewer and storm drainage lines
 - Proof of all easements and/or right-of-ways, existing or proposed on the property
 - Map and Tax Lot numbers or tax account numbers for subject property
 - North arrow & Scale (the preferred scale is 1 inch equals 20 feet)
- Plan Check/Review fee made payable to the City of Dayton.

Contractor Requirements

If you are using a Contractor for your project the contractor information must be supplied, contractor license information will be verified through the State of Oregon's Contractors Board. In addition, contractors are required to register their business with the City of Dayton. If your contractor is not registered they will be asked to fill out the proper forms and submit a registration fee before construction is started.

Approval Process

Building plans are reviewed and approved by the City's Building Inspector. Depending on your type of construction, building plans may also be reviewed by the Planning Department, Public Works, City Engineer and the Rural Fire Department. The plan review process takes approximately 4 to 8 weeks. You will be contacted when your permit is ready to be picked up. Permit fees will be due before permits are issued and applicants are responsible for all fees regardless if the permit is issued or not, please make checks payable to the City of Dayton. Building inspections are done by the City of Newberg's Building Department.

Building Permit Application



City of Dayton
 PO Box 339 - 416 Ferry Street
 Dayton OR 97114
 503 864-2221 - www.ci.dayton.or.us

NEWBERG PERMIT #	
Dayton Permit #	
Date Submitted:	
Date Issued:	Issued By:

This permit is issued under OAR 918-460-0030 and Chapter 7 of the Dayton Land Use and Planning Code. Permits expire if work is not started within 180 days of issuance or if work is suspended for 180 days. Credit card payments are not accepted for Building Permits.

TYPE OF WORK - Check all that apply			
<input type="checkbox"/> Structural	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Plan Review
<input type="checkbox"/> Mechanical	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Remodel
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Government	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Other	<input type="checkbox"/> Historical	<input type="checkbox"/> Repairs
Special Zones:	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Slope	<input type="checkbox"/> Other
JOB SITE INFORMATION			
Site Address:			
Map & Tax Lot:		Zoning:	
Estimated Valuation:			
Job Description (be specific):			
House Sq Feet:		Garage Sq Feet:	
<input type="checkbox"/> Applicant	PROPERTY OWNER INFORMATION		
Name:			
Address:			
City:		State:	Zip:
Cell Phone:		Phone:	
Signature:			
<input type="checkbox"/> Applicant	STRUCTURAL CONTRACTOR INFORMATION		
Business Name:			
Mailing Address:			
City:		State:	Zip:
Phone:		CCB #:	
Email:			
<input type="checkbox"/> Applicant	MECHANICAL CONTRACTOR INFORMATION		
Business Name:			
Mailing Address:			
City:		State:	Zip:
Phone:		CCB #:	
Email:			
<input type="checkbox"/> Applicant	PLUMBING CONTRACTOR INFORMATION		
Business Name:			
Mailing Address:			
City:		State:	Zip:
Phone:		CCB #:	
Email:			

FOR CITY OF DAYTON USE			
PERMIT # (Newberg)		PERMIT FEE	
Structural Fees:		\$	
Mechanical Fees:		\$	
Plumbing Fees:		\$	
Construction Permit	A	B	\$
System Development Charge's		\$	
Plan Review Only		\$	
Fire & Life Safety 40%		\$	
1)		\$	
2)		\$	
TOTAL AMOUNT DUE		\$	
Construction Excise Tax/School District		\$	
PAYMENT RECORD			
DATE	AMOUNT	RECEIPT #	CHECK/CASH
BUILDING DEPARTMENT APPROVAL			
Adjusted Valuation:			
Plan Review Date:			
Reviewed By:			
STRUCTURAL PERMIT FEES			
Permit Fee		\$	
State Surcharge 12%		\$	
Plan Review Fees 65%		\$	
Other:		\$	
Total Permit Fees		\$	
MECHANICAL PERMIT FEES			
Permit Fee		\$	
State Surcharge		\$	
Plan Review Fees 25%		\$	
Other:		\$	
Total Permit Fees		\$	
PLUMBING PERMIT FEES			
Permit Fee		\$	
State Surcharge		\$	
Plan Review Fees 30%		\$	
Other:		\$	
Total Permit Fees		\$	

Applicant Signature _____ Print Name _____ Date _____
 I hereby state that I have read and understand both sides of this application and the information provided on both sides is correct.

Building Permit Fee Table

Adopted August 3, 2009 - Resolution 2009/10-04 - Attachment C

TOTAL VALUATION	FEE
\$1.00 - \$2,000.00	\$55.00
\$2,001.00 - \$25,000.00	\$55.00 for the first \$2,000.00 plus \$8.50 for each additional \$1,000 or fraction thereof to and including, \$25,000
\$25,001.00 - \$50,000.00	\$250.00 for the first \$25,000.00 plus \$4.50 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001.00 - \$100,000.00	\$363.00 for the first \$50,000 plus \$4.50 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001.00 - \$500,000.00	\$588.00 for the first \$100,000 plus \$4.50 for each additional \$1,000 or fraction thereof to and including \$500,000.00
\$500,001.00 - \$1,000,000.00	\$2,388.00 for the first \$500,000 plus \$4.50 for each additional \$1,000 or fraction thereof to and including \$1,000,000
\$1,000,001.00 and up	\$4,388.00 for the first \$1,000,000 plus \$3.50 for each additional \$1,000.00 or fraction thereof
INSPECTION SERVICES	COST PER/HOUR
Outside normal business hours	\$60.00 per/hour – with a minimum charge of 2 hours
Re-Inspection	\$60.00 per/hour
Additional Plan Review	\$60.00 per/hour
No-Fee indicated Inspections	\$60.00 per/hour
Deferred Submittal	\$60.00 per/hour, with a minimum charge of 2 hours
Plan Review Fees	Shall be equal to 65 percent of the Building Permit Fees
Fire & Life Safety Plan Review Fees	Shall be equal to 40 percent of the Building Permit Fees
Fire Suppression Type I Hoods	Shall be based on the above Building Permit Fee Table

MISC. CONSTRUCTION	Ordinance/Resolution	Date	FEE
Fence Permit 5.4.6	376	10/06/1980	\$5.00
Demolition Permit			\$15.00

Plumbing Permit Fee Table

Attachment B - Resolution 2009/10-04 - Adopted August 3, 2009

ONE/TWO FAMILY DWELLINGS	FEE
For One Bath	\$168.94
For Two Baths	\$223.44
For Three Baths	\$277.94
For Four Baths	332.44
For Five Baths	\$392.39
For each additional bath beyond 5	\$44.00
For an additional kitchen beyond the first kitchen	\$44.00
Additions and Repairs	\$16.35 per Fixture
Water Service	\$44.00 for first 100 feet; \$27.25 for each additional 100 feet or fraction thereof
Back Flow Device	\$44.00
Sanitary Sewer	\$44.00 for first 100 feet; \$27.25 for each additional 100 feet or fraction thereof
Storm Sewer	\$44.00 for first 100 feet; \$27.25 for each additional 100 feet or fraction thereof
Alternate Water Heating	\$49.05
COMMERCIAL/INDUSTRIAL	FEE
2 – 10 Fixtures	\$240.00
More than 10 Fixtures	\$20.00 per fixture
Additions and Repairs	\$54.50 per fixture up to 3; \$16.35 per fixture over 3
Water Service	\$44.00 for first 100 feet; \$27.25 for each additional 100 feet or fraction thereof
Sanitary Sewer	\$44.00 for first 100 feet; \$27.25 for each additional 100 feet or fraction thereof
Storm Sewer	\$44.00 for first 100 feet; \$27.25 for each additional 100 feet or fraction thereof
Alternate Water Heating	\$49.05
Plan Review Fees (residential & commercial)	Shall be equal to 30 percent of the permit fees

The following additional plumbing related fees shall apply:

- The fees associated with prefab structures shall be 50 percent of the plumbing permit fee.

Plumbing Fees Associated with Med-Gas	
\$1.00 - \$25,000	\$219.00 + \$1.00 per outlet
\$25,000 - \$50,000	\$221.90 for the first \$25,000 plus \$5.85 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$50,001 - \$100,000	\$368.15 for the first \$50,000 plus \$3.90 for each additional \$1,000 or fraction thereof
\$100,000 and above	\$563.15 for the first \$100,000 plus \$3.15 for each additional \$1,000 or fraction thereof

- One and Two Family Rain Drains

Commercial/Industrial – Rain Drains			
1 – 3 Down Spouts	\$44.00	4 or more Down Spouts	\$60.00

Mechanical Permit Valuation Table

Resolution 2009/10-04 Adopted August 3, 2009 - Exhibit G

MECHANICAL RESIDENTIAL PERMIT FEES & COMMERCIAL/INDUSTRIAL VALUE (Residential/Commercial/Industrial)		
DESCRIPTION	Residential Fee	Commercial Value
MINIMUM PERMIT FEE - (minimum permit fee is \$60.00 unless calculated fee is greater)	\$60.00	n/a
STATE SURCHARGE FEE	12%	12%
PLAN REVIEW FEE	25%	25%
FURNACES:		
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 BTU/H	\$16.08	\$1,300.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliances over 100,000 BTU/H	\$19.35	\$1,500.00
For the installation or relocation of each floor furnace, including vent	\$16.08	\$1,300.00
OTHER HEATING UNITS:		
Woodstove, including hearth and wall shield; fireplace stove, masonry or factory built fireplace	\$28.07	\$1,000.00
Room heaters, no-portable	\$20.44	\$100.00
APPLIANCE VENTS:		
For the installation, relocation or replacement of each appliance vent installed and not included in a appliance permit	\$9.54	\$600.00
REPAIRS OR ADDITIONS:		
For the repair of, alteration or, addition to each heating appliance, refrigeration unit absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation or controls regulated by this code	\$16.08	n/a
BOILERS, COMPRESSORS AND ABSORPTION SYSTEMS		
For the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system to and including 100,000 BTU/H (29.3 KW)	\$16.08	\$1,300.00
For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or for each absorption system over 500,000 BTU/H (146.6 KW)	\$26.98	\$2,300.00
For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or for each absorption system over 1,000,00 BTU/H (293.1 KW)	\$35.70	\$3,100.00
For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,00 BTU/H to and including 1,750,000 BTU/H (512.9 KW)	\$52.05	\$4,600.00
For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 BTU/H (512.9 KW)	\$84.75	\$6,700.00
AIR HANDLERS:		
For each air-handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto. Note: This fee shall not apply to an air-handling unit which is a portion of a factory-assembled appliance cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this code.	\$12.81	\$1,500.00
For each air-handling unit over 10,000 cfm	\$19.35	\$2,200.00
EVAPORATIVE COOLERS:		
For each evaporative cooler other than portable type	\$12.81	\$1,300.00
VENTILATION AND EXHAUST		
For each ventilation fan connected to a single duct	\$9.54	\$600.00
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$12.81	\$600.00

VENTILATION AND EXHAUST CONTINUED		
For the installation of each hood which is served by mechanical exhaust, including the ducts, for such hood	\$12.81	\$1,000.00
INCINERATORS		
For the installation or relocation of each domestic-type incinerator	\$19.35	\$2,200.00
For the installation or relocation of each commercial or industrial-type incinerator	\$68.40	\$6,200.00
GAS PIPING		
For each gas-piping system of one to four outlets	\$11.72	\$500.00
For each gas-piping system of five or more outlets, per outlet	\$5.18	\$100.00
MISCELLANEOUS		
For each appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in this code	\$12.81	n/a
Plan Review Fees (Mechanical Residential & Commercial)		Shall be equal to 25% of the permit fee
Residential	Fees shall be based on the total fixtures the permit serves as described in the Valuation Table for Residential Mechanical Evaluation	

COMMERCIAL - MECHANICAL PERMIT VALUATION TABLE	
Total Valuation	F E E
\$1.00 - \$2,000.00	\$72.50
\$2,001.00 - \$5,000.00	\$72.50 for the first \$2,000 plus \$2.30 for each additional \$100 or fraction thereof to and including \$5,000
\$5,001.00 - \$10,000.00	\$141.50 for the first \$5,000 plus \$1.80 for each additional \$100 or fraction thereof to and including \$10,000
\$10,001.00 - \$50,000.00	\$231.50 for the first \$10,000 plus \$1.35 for each additional \$100 or fraction thereof to and including \$50,000
\$50,001.00 - \$100,000.00	\$771.50 for the first \$50,000 plus \$1.25 for each additional \$100 or fraction thereof to and including \$100,000
\$100,001.00 and Above	\$1,396.50 for the first \$100,000 plus \$1.10 for each additional \$100 or fraction thereof

Manufactured Home Fee Table

Resolution 2009/10-04 - Adopted August 3, 2009 - Exhibit D

Manufactured Home Fee Schedule	
Manufactured Home Setup Fee	\$250.00
Manufactured Home Awning Fee	\$50.00
Manufactured Home Water	\$44.00 for first 30 feet; \$27.25 for each additional 100 feet or fraction thereof
Manufactured Home Sanitary Sewer	\$44.00 for first 30 feet; \$27.25 for each additional 100 feet or fraction thereof
Manufactured Home Storm Sewer	\$44.00 for first 30 feet; \$27.25 for each additional 100 feet or fraction thereof
Plan Review Fee	Shall be equal to 65 percent of the Building Permit Fee

TITLE 7: LAND USE AND DEVELOPMENT CODE
SECTION 7.2.3 - GENERAL DEVELOPMENT STANDARDS

7.2.309 ACCESSORY STRUCTURES

7.2.309.01 Single Family and Duplex

For single family residential and duplex uses on an individual lot:

- A. Height. The maximum height shall be 25 feet, provided, the structure shall not exceed the height of the primary building.
- B. Property Setbacks. When a wall adjacent to a property line or alley is nine feet or less in height, the minimum setback shall be two feet. For each one foot increase in the wall height above nine feet, the setback shall increase one additional foot.
- C. Building Separation. Accessory structure shall be separated from the primary buildings by a minimum of 6 feet. A covered walkway, which contains no habitable space, may connect the two buildings without violation of the separation requirement. Accessory structures less than 6 feet from the primary structure or connected by a fully enclosed walkway will be considered as part of the primary structure and subject to the setback requirements of the primary structure.
- D. Building Size and Lot Coverage. Accessory structure, in combination with the primary structure, shall not exceed the maximum lot coverage limitation of the underlying zone.
- E. Historic Structures - Accessory structures located on an individual lot or parcel adjacent to a significant historic resource identified in the Dayton Comprehensive Plan shall comply with the following: *(Added by Ordinance #510, 12/7/98 – Effective 12/7/98)*
 - 1. The exterior of the accessory structure shall be residential in appearance. No specific siding material is required, except that use of vertical metal siding shall be prohibited.
 - 2. The height of the accessory structure shall not exceed the height of the adjacent historical building. If the site of the historical resource does not contain a building, the accessory structure shall not exceed the height of the residence which the structure will be located.
 - 3. These provisions shall apply to all accessory structures regardless of whether a building permit is required.

7.2.309.02 Multi-Family, Commercial, Industrial Structures

For multi-family, public, semi-public, commercial and industrial uses:

- A. Location and Number. Accessory structures may be located within any yard area. There is no limit to the number of permitted structures.
- B. Height. The accessory structure shall comply with the height limitations of the underlying zone.
- C. Property Setbacks. Accessory structures shall comply with the setbacks for the primary building in the underlying zone.
- D. Building Size and Lot Coverage. There is no limit to the size of the accessory structure provided the structure and all buildings on the property comply with the applicable lot coverage limitations.