

BUILDING CONSTRUCTION INFORMATION

Building Permit:

The application packet is first submitted to the Lincoln County Building Department for a preliminary review. They will determine, within three working days, if the plan is considered a "simple plan review" or if a more complex process must be followed. Once that determination is made the packet will be forwarded to the City office to be reviewed by the City Planning Department for conformance with City land-use regulations. If approved, the application is routed by the City back to the County Building Department to set and collect permit fees, perform the plan check, and issue the permit. By contract, the County Building Official acts as Building Official for the City. Their contact information: County Building Official, Public Service Building, 210 SW 2nd Street, Newport, OR 97365; telephone 541/265-4192.

System Development Fees:

Systems development charges are due when your building permit is approved, and must be paid before the building permit is forwarded to the County. For calendar year 2016 the minimum SDC charges are: \$11,729.44(\$4,071.54/water; \$6,304.19/sewer; and \$1,353.71/storm drain) based on minimum meter size (water/sewer) and lot coverage for the storm drain charge. SDC's can be paid in advance and remain as a non-transferable asset to the property.

Systems Development Charges help fund future improvements to City Systems for all residents and are separate from the fees for installation of water and sewer.

City Water and Sewer Service:

Apply at City Hall when ready for water and sewer service. Each service has a minimum monthly base rate; charges for both begin the day the water meter is placed whether or not connected to functional fixtures and regardless of use. Construction and installation costs of meters and sewer systems are borne by the property owner. The charge for installation is a flat fee of \$400 for water and \$100 for sewer. Hand valves are required on property owner's side of the meter and are installed by the City and included in the installation fee. Please review all ordinances regarding water and sewer installation and standards.

Driveways, Access Roads:

Access from City Streets: Fill out culvert application in this package, or obtain form from City Hall. Application must be returned to the same office.

An application must be filed for any new driveway or driveway improvement. When conditions warrant, a culvert will be waived. When a culvert is required, the standard length is 20 feet, the minimum diameter is 12 inches. Applications and exceptions are reviewed and approved or denied by the Public Works Director. \$25.00 Fee.

Access from County Road: Apply to Lincoln County Road Department, 880 NE 7th, Newport, OR 97365; telephone 541/265-5747.

Access from State Highway: Apply to Oregon State Highway Division, 3700 Philomath Highway, Corvallis, OR; telephone 541/757-4211.

Electrical and Plumbing Permits:

Apply for State electrical and plumbing permits through Lincoln County Planning; Public Service Building, 210 SW 2nd, Newport, OR 97365; telephone 541/265-4195.

Telephone Service:

Prior to new construction, contact Pioneer Telephone Cooperative at 575 SW Willow St., Waldport OR 97394; telephone 541/563-3135. Ask for your free copy of their facility placement requirements for all new construction, a packet entitled "Let us Help You Eliminate Confusion and Unnecessary Cost". (The City has a sample for your review.)

PLEASE NOTE: If you must cut any road or street to install utilities a Public Street Excavation Permit is required. Contact City Hall for more information about the application process, fees and regulations.

When submitting Building Permit applications to the City of Yachats, include 3 sets of plans: 1 set of plans will be kept by the City; 2 sets of plans will be forwarded by the City to Lincoln County Planning after receiving City approvals.

Please complete and return the Building Permit Application checklist, and read all other handouts as well. Incomplete applications will not be processed.

The erection, including excavation, demolition, alteration or repair of any building, other than between the hours of seven a.m. and six p.m., except in case of urgent necessity in the interest of public welfare and safety and then only with a permit granted by the city recorder for a period not to exceed ten days. Such permit may be renewed for periods of five days while such emergency continued to exist. If the council determines that the public health, safety and welfare will not be impaired by the erection, demolition, alteration or repair of any building between the hours of six p.m. and seven a.m. and if the council shall further determine that loss or inconvenience would result to any person unless such work were permitted within those hours, the council may grant permission for such work to be done within the hours of six p.m. and seven a.m. upon application therefore being made at the time the permit for the work is awarded or during the progress of the work.

The owner or occupant of a property may do work on the property they occupy between the hours of six p.m. and ten p.m. without obtaining a permit as herein required.