



City of Dayton

416 Ferry Street, Dayton Oregon (503) 864-2221 www.ci.daytonoregon.gov

Building Permit – Submittal Information & Check List

General Information

The City of Dayton issues Structural, Mechanical & Plumbing Permits. Electrical Permits are issued through the Yamhill County Building Department (503) 434-7516. Depending on the type of construction you are planning, additional information, permits or fees may be required (for example, fences & sprinkler systems). Digital permits can be submitted to permits@daytonoregon.gov.

Submittal Requirements -

- 2 paper copies of each of the following documents or 1 copy of each document submitted digitally.**
- Permit application. *Original signatures for all property owners must be provided.*
- 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.
- Current Title Report showing proof of easements and/or right-of-ways.
- Site Plan, that **must** show a minimum all of the following:
 - Site Address
 - Name of Property Owner(s)
 - Map and Tax Lot numbers or tax account numbers for subject property
 - Existing and proposed structures on the subject property
 - All concrete or asphalt patios, slabs and driveways
 - 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 or points access
 - Existing and proposed placement of water, sewer and storm drainage lines
 - North arrow & Scale (the preferred scale is 1 inch equals 20 feet)
- Completed Storm Drainage Plan for the project.
- Completed Erosion Control Plan for the project.
- Completed Design Standards confirmation – signed by Property Owner & Contractor
- Completed Residential Certificate of Lighting Fixtures Form
- Completed Residential Energy Additional Measure Selection Form.
- Completed Moisture Content Acknowledgement Form
- Completed Rain Screen Acknowledgement Form

* **Please note:** Site Plans, Construction Plans & Submittal documents larger than 11 x 17 are required to be submitted digitally.

New Construction Additional Requirements & Fees

- System Development Charges are required any time an increased usage is connected to the City's resources.
- Construction Excise Tax is based on new living & non-living space. Checks should be made payable to the Dayton School District.
- Type "A" Construction Permits are required when working in the right-of-way, including but not limited to sidewalks, curbs, street improvements, driveways, storm water, water and sewer connections.
- Water meters are purchased from the City. Service application and deposit are required at the time of purchase.

Contractor Requirements

Contractor information must be supplied when using a contractor for building projects, contractor license information will be verified through the State of Oregon's Contractors Board. 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 form and submit a registration fee before construction is started.

Process

Building plans are reviewed and approved by the City's Building Inspector. To request an inspection call **503 554-7714** or go online to www.trakit.newbergoregon.gov/etrakit. Building application and plans will also be reviewed and signed off by the Planning Department and Department of Public Works, and maybe reviewed by the City Engineer and the Rural Fire Department. The plan review process takes approximately 6 to 8 weeks. You will be contacted when your permit is ready to be picked up. Permit fees will be due at the time of permit issuance, make checks payable to the City of Dayton. The City of Dayton does not except credit card payments for building and/or planning permits.

Building Permit Application



City of Dayton
 PO Box 339 - 416 Ferry Street
 Dayton OR 97114
 503 864-2221 - permits@daytonoregon.gov

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 cannot be 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 FEES		
	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.



City of Dayton

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Building Permit – *Additional Information*

What *YOU* Need to Know:

- ✓ Where your **property lines** are – Sometimes the deed to your property will indicate where your property pins are located. The best way to know where your property lines are is to have your property surveyed. The City of Dayton does not have this information.
- ✓ If your property is listed on the **National Historic Register**. Buildings that are listed on the National Register may require review by the Dayton Historic Preservation Committee; a public hearing and approval from the Dayton Planning Commission and/or City Council may also be required.
- ✓ If any part of your property is in a **flood zone or a wet land**.
- ✓ If your property is **sloped**.
- ✓ Building permits become invalid if there is no activity after 6 months. A one-time permit extension can be requested before the original permit expires. Once a building permit has been deemed invalid you will need to resubmit all the required documents and fees.

New Construction Additional Permits & Fees

- ✓ **System Development Charges** are based on the size of the water meter that will be installed on the property and must be paid when the permit is issued. The most common size meter installed in a single family home is 5/8"-3/4".
- ✓ **Water meters** must be purchased from and installed by the City of Dayton, the cost of the meter is based on the size of the meter. Meters 1 ½ inches and larger can be purchased from the City, but must be installed by the applicant.
- ✓ **Water service** begins on the day that water meters are purchased. You will be required to sign up for water service, show proof of Id and pay the required deposit amount of \$150.00 at the time the meter is purchased.
- ✓ **Construction Excise Tax** is paid to the Dayton School District and is calculated as \$1.20 per/square foot of living space & .60 cents per/square foot of non-living space. Checks for Construction Excise Tax should be separate from the building permit check and should be made payable to Dayton School District. Construction Excise Tax Fees are due at the time the permit is issued.
- ✓ **Type "A" Construction Permits & Inspections** are required when working in the public right-of-way, including but not limited to work on sidewalks, curbs, street improvements, driveways, utility services connections, storm water, water and sewer connections.
- ✓ **Construction Permit Inspection Request: (503) 864-2221–24 HOUR ADVANCE NOTICE IS REQUIRED** in writing by submitting a Construction Inspection Request Form.
- ✓ **Fence Permits** – Cost \$5.00 and are required when constructing a fence or retaining wall. Applications can be obtained from the City of Dayton. A Site plan is required to be submitted with the application.
- ✓ **Sprinkler Systems** require a backflow device to be installed. A plumbing permit will need to be issued before installing a sprinkler system.
- ✓ **Backflow devices** such as Double Check Valves and Reduced Pressure Valves are required to be inspected yearly. The City of Dayton provides an automatic backflow testing program to help with the cost of this process, for more information contact the City Clerk at (503) 864-2221.
- ✓ **Permit Fees** – Structural Building Permit fees are based on the value of the project and are calculated by City of Dayton Building Department Staff. Please do not send in building permit fees without consulting a building department staff member. A building permit fee schedule is available upon request from the City of Dayton.

City of Dayton

New Construction Additional Requirements

- ✓ Single Family Dwellings and Manufactured Homes located on individual lots, must have at least three (3) of the following items on the front side of the house which fronts the street:
 - Dormer(s) or gable(s)
 - Cupola(s)
 - Bay or bow windows
 - Exterior Shutters
 - Recessed entry or entries
 - Front porch at least 100 square feet in area
 - Covered porch entry or entries
 - Pillars or posts in the front entry or entries
 - Eave(s) (minimum 6")
 - Off-set(s) on building face or roof (minimum 16")
- ✓ Required Sidewalk Installation. Sidewalk, curbs and storm sewers, running the full length of contact between the property line and the public street right-of-way, shall be constructed, between the property line and the paved portion of the street by any contractor constructing new construction or performing property renovations that increase the value of an improvement by 50% or more.
- ✓ Required Storm Drainage and Erosion Control Plan. A plan prepared by a professional engineer, will need to be submitted with your construction plans for approval by the City. The plan will need to address the minimization of run off, siltation, and pollution. Construction plans for storm sewers and open drainage channels which shows line sizes, profiles, and construction specifications will also need to be provided, in addition to the Engineer's calculations.

Contractors

- ✓ **Contractor license** information will be verified through the State of Oregon's Contractors Board.
- ✓ **Business Registration** Requirement: All 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 can begin.

Building Inspections

- ✓ Building inspections are done by the City of Newberg's Building Department.
- ✓ To request an inspection, call (503) 554-7714 you will need to reference your permit number.
- ✓ For building questions call (503) 537-1240 for City of Newberg's Building Department
- ✓ Inspection results on line: www.trakit.newbergoregon.gov/etrakit.

Additional Required Inspections/Approval

- ✓ Building Design Standards will be verified and approved by the City Planner.
- ✓ Building Permit Applications are reviewed and approved by the City Planner and Public Works Department and may need City Engineer and the Dayton Rural Fire Department review and approval as well.
- ✓ Type A Construction Permits are reviewed and signed off by Dayton Public Works and/or City Engineer.
- ✓ All of the above are required to be completed before Building Permit final and/or occupancy permit issuance.

During Construction

- ✓ House Numbers will need to be posted and be visible from the street. Permanent house numbers will need to be affixed to the structure in order to pass the final inspection.

Permit Issuance

- ✓ Occupancy Permits – Can be issued when all the required work is finished and final approval is given for building and construction permits. Occupancy Permits do not require a signature from the building inspector and can be issued through the City of Dayton Building Department upon request.

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

System Development Charges

Effective June 1, 2018

ORD 626 Adopted June 1, 2015

Meter Size	Total Water SDC	Total Sewer SDC	Total Streets/Storm SDC	Total Parks SDC	Total SDC's
5/8 – 3/4	4,242	7,564	1,125	100	13,031
1"	7,213	12,859	1,496	133	21,701
1 - 1/2"	14,001	24,962	2,250	200	41,413
2"	22,487	40,091	3,000	266	65,844
3:	45,398	80,937	4,500	400	131,235
4"	70,854	126,323	6,000	532	203,709
6"	141,284	251,889	9,000	800	402,973
8"	339,421	605,139	12,000	1,064	957,624

Meter Size	Water Reimb Fee	Water Improv Fee	Sewer Reimb Fee	Sewer Improv Fee	Street Storm Reimb Fee	Street Storm Imprv Fee	Parks Reimb Fee	Parks Improv Fee	Total Reimb Fee	Total Improv Fee
5/8 – 3/4	1,213	3,029	33	7,531	392	734	18	82	1,651	10,317
1"	2,063	5,150	56	12,803	521	975	24	109	2,654	17,004
1 - 1/2"	4,004	9,997	109	24,853	783	1,467	36	164	4,913	32,532
2"	6,431	16,056	175	39,915	1,044	1,956	48	218	7,668	51,801
3"	12,983	32,415	353	80,584	1,566	2,934	72	328	14,913	103,458
4"	20,263	50,591	551	125,771	2,088	3,912	96	436	22,902	160,678
6"	40,405	100,879	1,099	250,790	3,132	5,868	145	655	44,590	318,245
8"	97,069	242,352	2,641	602,497	4,176	7,824	193	871	103,618	757,493

6.3 Systems Development Charges.

6.3.1 Purpose. The purpose of the systems development charge is to impose a portion of the cost of public capital improvements for water, waste water drainage, streets, flood control, and parks upon those developments that create the need for or increase the demands on public improvements.

6.3.2 Scope. The systems development charge imposed by this section of Dayton Code is separate from and in addition to any applicable tax, assessment, charge, or fee otherwise provided by law or imposed as a condition of development.

6.3.3 Systems Development Charge Established. Unless otherwise exempted by the provisions of Dayton Code or other local or state law, a systems development charge is imposed upon all parcels of land within the city, and upon all lands outside the boundary of the city that connect to or otherwise use the sewer facilities, storm sewers, or water facilities of the city. The amount of the system development charge shall be set by resolution of City Council.



City of Dayton

416 Ferry Street, Dayton Oregon (503) 864-2221 www.daytonoregon.gov

Building Permit – Design Standards

Dayton Municipal Code Section 7.2.301 Single Family Dwelling Design Standards:

✓ Single Family Dwellings and Manufactured Homes located on individual lots, must have at least three (3) of the following items on the front side of the house which fronts the street:

- Dormer(s) or gable(s)
- Cupola(s)
- Bay or bow windows
- Exterior Shutters
- Recessed entry or entries
- Front porch at least 100 square feet in area
- Covered porch entry or entries
- Pillars or posts in the front entry or entries
- Eave(s) (minimum 6")
- Off-set(s) on building face or roof (minimum 16")

I understand that my new construction/manufacture home must have at least 3 of the above required design standards, and by my signature I guarantee that I have incorporated at least 3 of the required design standards into the development of my new construction. I further understand that failure to comply with the Dayton Land Use and Planning Code may cause a stop work order to be issued, issuance of a citation and/or Occupancy to be denied.

Contractor Signature: _____ Date: _____

Property Owner Signature: _____ Date: _____

Final Approval Date:	Approved By:	<input type="checkbox"/> Public Works	<input type="checkbox"/> City Engineer
		<input type="checkbox"/> Building Official	
Meets Dayton Land Use & Development Code: <input type="checkbox"/> Yes <input type="checkbox"/> No		Date Copy forwarded to Public Works:	

City of Dayton

7.2.102.06 R-1 Development Standards. All development in the R-1 Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:

- A. Offstreet Parking: Parking shall be as specified in Section 7.2.303.
- B. Yards and Lots: Yards and lots shall conform to the standards of Section 7.2.308.
- C. Site Development Review: Manufactured home parks and non-residential uses shall require a Site Development Review, pursuant to Section 7.3.1.
- D. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows:
 - Maximum building coverage (primary building): 35%
 - Maximum parking area coverage (including garage): 30%
 - Combined maximum lot and parking area coverage: 60%
- E. Landscaping: Undeveloped areas of the property shall be landscaped, including all required yards. Landscaping shall be provided pursuant to requirements in Section 7.2.306.
- F. Density: Subdivisions shall be developed at a minimum density of four dwelling units per acre with a maximum density of six dwelling units per acre.
- G. Redevelopment Plan: A redevelopment plan shall be required to place a single family home on a parcel containing more than 1 acre. This plan shall be approved by the City prior to the issuance of a building permit. The following shall apply:
 - 1. The redevelopment plan shall indicate how the remaining undeveloped portion of the property could be developed at a density consistent with the requirements of the R-1 zone.
 - 2. The plan may be revised or modified at the time of development provided the revised plan complies with the applicable development requirements of the R-1 zone.

7.2.103.06 R-2 Development Standards. All development in the R-2 Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:

- A. Offstreet Parking: Parking shall be as specified in Section 7.2.303.
- B. Yards and Lots: Yards and lots shall conform to the standards of Section 7.2.308.
- C. Site Development Review: Manufactured home parks, multi-family residential development and non-residential uses shall require a Site Development Review, pursuant to Section 7.3.1.
- D. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows:
 - Maximum building coverage (primary building): 40%
 - Maximum parking area coverage (including garage): 35%
 - Combined maximum lot and parking area coverage: 70%
- E. Landscaping: Undeveloped areas of the property shall be landscaped, including all required yards. Landscaping shall be provided pursuant to requirements in Section 7.2.306. Multiple family developments shall comply with provisions in Section 7.2.306.06. *(Amended ORD 530, Effective 07/04/01)*
- F. Density: The following density provisions shall apply:
 - 1. Subdivisions: The minimum density shall be 5 units per acre; the maximum density shall be 7 units per acre. *(Amended ORD 584, Effective 12/3/07)*
 - 2. Manufactured home parks: The minimum density shall be 6 units per acre; the maximum density shall be 10 units per acre.
 - 3. Multi-family development: The minimum density shall be 8 units per acre; the maximum density shall be 12 units per acre.
- G. Redevelopment Plan: A redevelopment plan shall be required to place a single family home on a parcel containing more than 1 acre. This plan shall be approved by the City prior to the issuance of a building permit. The following shall apply:
 - 1. The redevelopment plan shall indicate how the remaining undeveloped portion of the property can be developed at a density consistent with the requirements of the R-2 zone.
 - 2. The plan may be revised or modified at the time of development provided the revised plan complies with the density requirement of the R-2 zone.



City of Dayton

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Residential Certificate of Lighting Fixtures

To conform with the 2014 Oregon Residential Specialty Code (ORSC), Section N1107.2, I am notifying the building official that a minimum of 50 percent of the permanently installed lighting fixtures are compact or linear fluorescent, or a minimum efficacy of 40 lumens per input watt.

Additional Measures (check if applicable):

- To conform with Section N1101.1, additional measure "D" or "E" was selected. I am notifying the building official that a minimum of 75 percent of the permanently installed lighting fixtures are compact or linear florescent, or a minimum efficacy of 40 lumens per watt.
- To conform with Section N1101.1, additional measure 2 was selected. I am notifying the building official that a minimum of 65 percent of the permanently installed lighting fixtures are compact or linear florescent, or a minimum efficacy of 40 lumens per watt.

Date: _____

Building Permit Number: _____

Owner's Name: _____

Job/Site Address: _____

City: _____ State: _____ Zip Code: _____

Map & Tax Lot Number: _____ Zoning: _____

General Contractor / Property Owner Signature

Date

Print Name: _____

City of Dayton – P.O. Box 339 – Dayton OR 97114 – cityofdayton@ci.dayton.or.us



City of Dayton

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Residential Energy Additional Measure Selection

Please select the type of construction:

- New Construction:** All conditioned spaces within residential buildings must comply with Table N1101.1(1).
* Select one numbered and one lettered measure from Table N1101.0(2) on page 2

Additions: Additions to existing buildings or structures may be made without making the entire building or structure comply if the new additions comply with the requirements of this chapter. (N1101.3)

- Large Additions:** Additions that are equal to or more than 40 percent of the existing building heated floor area or 600 square feet (55 m²) in area, whichever is less. (N1101.3.1)
* Select one numbered and one lettered measure from Table N1101.0(2) on page 2
- Small Additions:** Additions that are less than 40 percent of existing building heated floor area or less than 600 square feet in area, whichever is less. (N1101.3.2).
* Select one measure from Table N1101.1(2) on page 2 or comply with Table N1101.3
- Exception:** Additions that are less than 15 percent of existing building heated floor area or 200 square feet (18.58 m²) in area, whichever is less, are not required to comply with Table N1101.1(2) or Table N1101.3.

Selected item number: _____ Selected item letter: _____

**Depending on which additional measures you have selected, there may be sub-options to specify. Check the appropriate box if provided.*

Date: _____ Building Permit Number: _____

Property Owner's Name: _____

Job/Site Address: _____

City: _____ State: _____ Zip: _____

Applicant's Signature: _____

Printed Name: _____

Table N1101.3 – Small Addition Additional Measures (Please Select One):

- 1 – Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2
- 2 – Replace all existing single-pane wood or aluminum windows to be U-valued as specified in Table N1101.2
- 3 – Insulate the floor system as specified in Table N1101.2 and install 50% of permanently installed lighting fixtures as CFL or linear fluorescent or minimum efficacy of 40 lumens per watt as specified in Section N1107.2
- 4 - Test the entire dwelling with blower door and exhibit no more than 7.0 air changes per hour at 9 Pascals.
- 5 – Seal and performance test the duct system.
- 6 – Replace existing 78% AFUE or less gas furnace with a 92% AFUE or greater system.
- 7 – Replace existing electric radiant space heaters with a ductless mini-split system with a minimum HSPF of 8.5.
- 8 – Replace existing electric forced air furnace with an air source heat pump with a minimum HSPF of 8.5.
- 9 – Replace existing water heater for a natural gas/propane water heater with a minimum EF of 0.67.
- 10 - Install a solar water heating system with a minimum of 40 square feet of gross collector area.

Table N1101.1(2) – Additional Measures

- 1 - **High Efficiency Walls and Windows**
 - Exterior walls U-0.047/R-19+5 (insulation sheathing)/SIPS, and one of the following options:
 - Windows - Max 15% of conditioned area, or
 - Windows - U-0.30
- 2 - **High Efficiency Envelope**
 - Exterior walls – U-0.058/R-21 Intermediate framing, and
 - Vaulted ceilings – U-0.033/R-30A^{d,e}, and
 - Doors – All doors U-0.20, or
 - Additional 15% of permanently installed lighting fixtures as high-efficacy lamps or
 - Conservation measure D and E
 - Flat ceilings – U-0.25/R-49, and
 - Framed Floors – U-0.025/R-38, and
 - Windows – U-0.30: and
- 3 - **High Efficiency Ceiling, Window and Duct Sealing** (cannot be used with conservation measure E)
 - Vaulted ceilings – U-0.033/R-30A^{d,e}, and
 - Flat ceiling - U-0.025/R-49, and
 - Windows – U-0.30; and performance tested duct systems^b
- 4 - **High Efficiency Thermal Envelope UA**
 - Proposed UA is 15% lower than the Code UA when calculated in Table N1104.1(1)
- 5 - **Building Tightness Testing, Ventilation and Duct Sealing**
 - A mechanical exhaust, supply, or combination system providing whole-building ventilation rates specified in Table N1101.1(3), or ASHRAE 62.2, and
 - The dwelling must be tested with a blower door and found to exhibit not more than:
 - 6.0 air changes per hour^f, or
 - 5.0 air changes per hour^f when used with conservation measure E, and performance tested duct system^b
- 6 - **Duct tested HVAC Systems within Conditioned Space:** (cannot be used with conservation measure B or C)
 - All ducts and air handler are contained within building envelopeⁱ

-
- A – **High Efficiency HVAC System**
 - Gas-fired furnace or boiler with minimum AFUE of 90 percent a, or
 - Air-source heat pump with minimum HSPF of 8.5 or
 - Closed-loop ground source heat pump with minimum COP of 3/0
 - B - **Ducted HVAC Systems within Conditioned Space** - All duct and air handler are contained within building envelopeⁱ
 - C - **Ductless Heat Pump**

Replace electric resistance heating in at least the primary zone of dwelling with at least one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit must not have integrated backup resistance heat, and the unit (or units, if more than one is installed in the dwelling) must be sized to have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Conventional electric resistance heating may be provided for any secondary zones in the dwelling. A packaged terminal heat pump (PTHP) with comparable efficiency ratings may be used when no supplemental zonal heaters are installed in the building and integrated backup resistance heat is allowed in a PTHP
 - D - **High Efficiency Water Heating and Lighting**
 - Natural gas/propane, on demand water heating with minimum EF of 0.80, and
 - A minimum 75% of permanently installed lighting fixtures as CFL or linear fluorescent or a minimum efficacy of 40 lumens per watt as specified in Section N1107.2^c.
 - E - **Energy Management Device and Duct Sealing**

Whole building energy management device that is capable of monitoring or controlling energy consumption, and performance tested duct systems^b, and A minimum 75% of permanently installed fixtures as high efficacy lamps.
 - F - **Solar Photovoltaic** - Minimum 1 watt/square foot conditioned floor space^g
 - G - **Solar Water Heating** - Minimum of 40 ft² of gross collector area^h

For SI: 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².

- a. Furnaces located within the building envelope must have sealed combustion air installed. Combustion air must be ducted directly from the outdoors.
- b. Documentation of performance tested ductwork must be submitted to the building official upon completion of work. This work must be performed by a contractor certified by the Oregon Department of Energy's (ODOE) Residential Energy Tax Credit program and documentation must be provided that work demonstrates conformance to ODOE duct performance standards.
- c. Section N1107.2 requires 50 percent of permanently installed lighting fixtures to contain high efficacy lamps. Each of these additional measures adds an additional percent to the Section N1107.2 requirement.
- d. A = advanced frame construction, which must provide full required ceiling insulation value to the outside of exterior walls.
- e. The maximum vaulted ceiling surface area must not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than u-0.026.
- f. Building tightness test must be conducted with a blower door depressurizing the dwelling 50 P:ascal's from ambient conditions. Documentation of blower door test must be submitted to the building official upon completion of work.
- g. Solar electric system size must include documentation indicating that total solar resource fraction is not less than 75 percent.
- h. Solar water heating panels must be solar rating and certification corporation (SRCC) standard OG-300 certified and labeled, with documentation indicating that total solar resource fraction is not less than 75 percent.
- i. A total of 5% of an HVAC systems ductwork must be permitted to be located outside of the conditioned space. Ducts located outside the conditioned space must have insulation installed as required in this code.



City of Dayton

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MOISTURE CONTENT ACKNOWLEDGEMENT FORM

I, _____, am the general contractor or the owner-builder at the following address:

Street Address

City, State, Zip Code

Permit Number

_____ and/or _____
Subdivision/Lot Map and Tax Lot Number

To conform with the 2014 Oregon Residential Specialty Code (ROSC), Section R318.2, I am notifying the Building Official that I am aware of the moisture content requirement of ORSC Section R318.2 and have taken steps to meet this code requirement. [Section R318.2 is provided for reference]

Section R318.2 Moisture content. Prior to issuance of the insulation/vapor barrier approval required by R109.1.5.2 of this code:

- (A) All moisture-sensitive wood framing members used in construction shall have a moisture content of not more than 19 percent of the weight of dry wood framing members.
- (B) The general contractor or the owner who was issued the structural permit, shall notify the Building Official on a division approved from, that the contractor or owner who was issued the structural permit is aware of and has taken steps to meet the requirement in paragraph (A).

Signature

Date



City of Dayton

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Rain Screen Acknowledgement Form

I, _____, am the general Contractor or the owner-builder at the following address:

Street Address

City, State, Zip Code

Permit Number

Subdivision/Lot

and/or

Map and Tax Lot Number

To conform to the 2008 Oregon Residential Specialty Code (ROSC), Section R703.1.1, I am notifying the Building Official that I am aware of the requirement of ORSC Section R703.1.1 and have taken steps to meet this code requirement. [Section R703 is provided for reference].

Section R703.1.1 Exterior Wall Envelope. To promote building durability, the exterior wall envelope shall be installed in a manner that water that enters the assembly can drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier as required in R703.2, a minimum 1/8 inch (3mm) space between the water-resistive barrier and the exterior veneer, and integrated flashings as required in R103.8. The required space shall be formed by the use of any non-corrodible furring strip, drainage mat or drainage board. The envelope shall provide proper integration of flashings with the water-resistive barrier, the space provided and the exterior veneer. These components, in conjunction, shall provide a means of draining in water that enters the assembly to the exterior.

This form must be completed at "Submittal"

Signature

Date

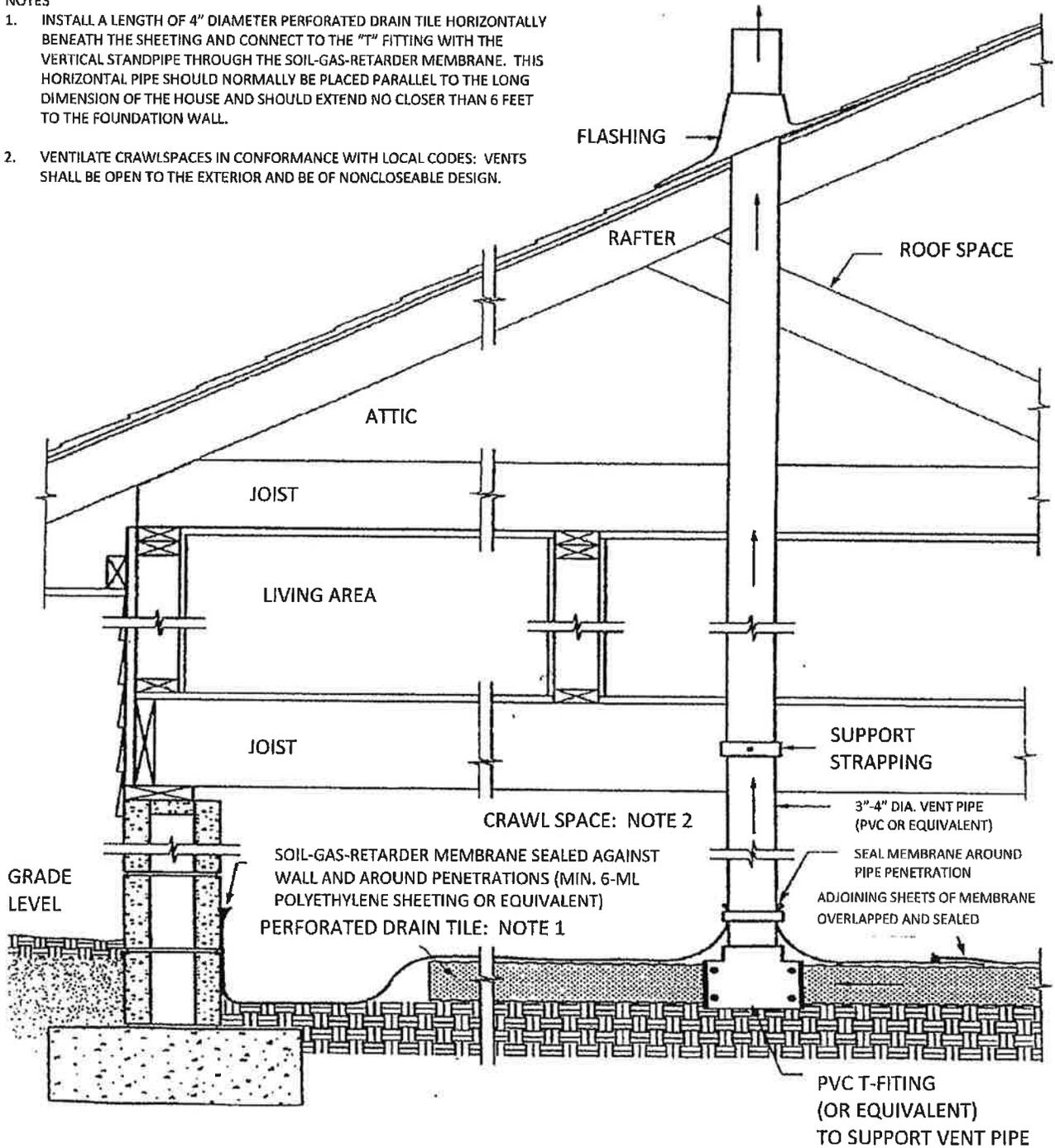
RADON MITIGATION

PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCTION.

EXHAUST (10' FROM OPENINGS INTO
CONDITIONED SPACES OF BUILDING)
12" MIN. ABOVE ROOF

NOTES

1. INSTALL A LENGTH OF 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.
2. VENTILATE CRAWLSPACES IN CONFORMANCE WITH LOCAL CODES: VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NONCLOSEABLE DESIGN.



Appendix F: Radon mitigation AF103.4.8
provide documentation that the ducts conform to performance standards.

CHAPTER 7: LAND USE AND DEVELOPMENT CODE

SECTION 7.2.1 - LAND USE ZONING

7.2.102 SINGLE FAMILY RESIDENTIAL - (R-1)

7.2.102.01 Purpose

The purpose of the R-1 zone is to allow development of single family homes on individual lots provided with urban services at urban densities. Other uses compatible with residential development are also appropriate. These areas are designated as Residential in the Comprehensive Plan.

7.2.102.02 Permitted Uses

The following uses, when developed under the applicable development standards in this Code, are permitted in the R-1 zone:

- A. One detached single family dwelling on a separate lot or parcel.
- B. Residential homes.
- C. Child day care service, including family day care provider, for 12 or fewer children.

7.2.102.03 Special Permitted Uses

The following uses, when developed under the applicable standards in this Code and special development requirements, are permitted in the R-1 zone:

- A. Partitions, subject to the provisions in Section 7.2.307.
- B. Subdivision, subject to the provisions in Section 7.2.307.
- C. Accessory Dwelling Unit (one per detached single-family dwelling), subject to the provisions in Section 7.2.402. *(Added ORD 642-Effective 07/02/18)*
- D. Accessory structures and uses prescribed in Section 7. 2.203 and subject to the provisions in Section 7.2.309.
- E. Two-family dwellings (duplexes) subject to the following:
 - 1. The duplex shall be located on a corner lot.
 - 2. Access shall be subject to the following:
 - a. Where both adjacent streets are of the same street designation (e.g. local street) the duplex may obtain access from each adjacent street or share a single access.
 - b. Where the adjacent streets are of a different street designation (e.g. local and collector) a shared access shall be required from the lower street designation.
- F. The following uses, subject to the applicable standards in Section 7.2.4:
 - 1. Manufactured homes on individual lots (Section 7.2.404)

2. Home occupations (Section 7.2.406).
3. Owner occupied short-term rentals (Section 7.2.417)

7.2.102.04 Conditional Uses

The following uses require approval of a Conditional Use Permit and are subject to a Site Development Review:

- A. Private or public elementary schools.
- B. Public parks, playgrounds, community clubs including swimming, tennis and similar recreation facilities; and other public or semi-public uses.
- C. Child day-care services for 13 or more children.
- D. House of Worship and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.407.
- E. Small wind energy systems including compliance with Section 7.2.413.

7.2.102.05 Dimensional Standards

- A. Minimum Lot Dimension and Height Requirements
(Revised ORD 541 - Effective 07/03/02)

DIMENSION	Residential Uses	Non-Residential Uses
Lot Size	7,000 sq ft - Single Family 9,000 sq. ft. - Duplex	(1)
Average Width	50	(1)
Average Depth	80	(1)
Maximum Height	35 feet	35 feet

(1) Adequate to comply all applicable development standards

- B. Minimum Yard Setback Requirements

SETBACKS	Residential Uses	Non-Residential Uses
Front	15 feet	20 feet
Side	5 feet	10 feet
Rear	15 feet - 1-story 20 feet - 2-story	20 feet
Street-side	15 feet	20 feet
Garage (1)	20 feet	20 feet

- (1) The garage setback shall be measured from the property line or the edge of a private access easement. The length of the driveway shall be determined by measuring along the centerline of the driveway.

7.2.102.06 Development Standards

All development in the R-1 Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:

- A. Offstreet Parking: Parking shall be as specified in Section 7.2.303.
- B. Yards and Lots: Yards and lots shall conform to the standards of Section 7.2.308.
- C. Site Development Review: Manufactured home parks and non-residential uses shall require a Site Development Review, pursuant to Section 7.3.1.
- D. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows:

Maximum building coverage (primary building):	35%
Maximum parking area coverage (including garage):	30%
Combined maximum lot and parking area coverage:	60%
- E. Landscaping: Undeveloped areas of the property shall be landscaped, including all required yards. Landscaping shall be provided pursuant to requirements in Section 7.2.306.
- F. Density: Subdivisions shall be developed at a minimum density of four dwelling units per acre with a maximum density of six dwelling units per acre.
- G. Redevelopment Plan: A redevelopment plan shall be required to place a single family home on a parcel containing more than 1 acre. This plan shall be approved by the City prior to the issuance of a building permit. The following shall apply:
 1. The redevelopment plan shall indicate how the remaining undeveloped portion of the property could be developed at a density consistent with the requirements of the R-1 zone.
 2. The plan may be revised or modified at the time of development provided the revised plan complies with the applicable development requirements of the R-1 zone.

CHAPTER 7: LAND USE AND DEVELOPMENT CODE

SECTION 7.2.1 - LAND USE ZONING

7.2.103 LIMITED DENSITY RESIDENTIAL - (R-2)

7.2.103.01 Purpose

The R-2 zone is intended to provide for detached and attached dwellings on a lot or multiple dwellings on a lot at an intermediate density. Other uses compatible with residential development are also appropriate. R-2 zones are located in areas designated Residential in the Comprehensive Plan.

7.2.103.02 Permitted Uses

The following uses, when developed under the applicable development standards in the Code, are permitted in the R-2 zone:

- A. One detached single family dwelling on a separate lot or parcel.
- B. Buildings with two or more dwelling units.
- C. Combination of permitted attached or detached dwellings on a lot.
- D. Residential homes and facilities.
- E. Child day care service, including family day care provider, for 12 or fewer children.

7.2.103.03 Special Permitted Uses

The following uses, when developed under the applicable standards in the Code and special development requirements, are permitted in the R-2 zone:

- A. Partitions, subject to the provisions in Section 7.2.307.
- B. Subdivision, subject to the provisions in Section 7.2.307.
- C. Accessory structures and uses prescribed in Section 7.2.203 and subject to the provisions in Section 7.2.309.
- D. The following uses, subject to the applicable standards in Section 7.2.4:
 - 1. Accessory dwelling unit (Section 7.2.402). *(Amended Effective 06/06/16, Ord 633)*
 - 2. Attached dwelling units (Section 7.2.403).
 - 3. Manufactured homes on individual lots (Section 7.2.404).
 - 4. Manufactured home parks (Section 7.2.405).
 - 5. Home occupations (Section 7.2.406).
 - 6. Owner occupied short-term rentals (Section 7.2.417). *(Amended ORD 633-Effective 06/06/16)*

7.2.103.04 Conditional Uses. *(Amended ORD 584, Effective 12/3/07)*

The following uses require approval of a Conditional Use Permit and are subject to a Site Development Review:

- A. Public or private elementary schools.
- B. Public parks, playgrounds, community clubs including swimming, tennis and similar recreational facilities, and other public and semi-public uses.
- C. Child day-care services for 13 or more children.
- D. House of Worship and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.407. *(Amended ORD 642-Effective 07/02/18)*
- E. Assisted living centers, nursing homes and similar institutions. These facilities are subject to the development provision for multi-family residential development. *(Amended ORD 584-Effective 12/3/07)*
- F. Small wind energy systems including compliance with Section 7.2.413. *(Added ORD 608 effective 10/06/11)*

7.2.103.05 Dimensional Standards

- A. Minimum Lot Dimension and Height Requirements. *(Revised ORD 541 - Effective 07/03/02)*

DIMENSION	Single Family	Duplex	Multi-Family	Non-Residential
Lot Size	6000 sq. ft. (1)	7000 sq. ft.	9000 sq. ft. (2)	(3)
Maximum Height	35 feet	35 feet	35 feet	35 feet

- (1) Attached single family dwellings shall have a minimum lot area of 3500 square feet.
- (2) Multi-family development must comply with the density standard in Section 2.103.06.
- (3) Parcel size shall be adequate to contain all structures within the required yard setbacks.

- B. Minimum Yard Setback Requirements

SETBACKS	Single Family	Duplex	Multi-Family	Non-Residential
Front	15 feet	15 feet	15 feet	20 feet
Side	5 feet (1)	5 feet	(3)	10 feet
Rear	(2)	(2)	(3)	20 feet
Street-side	15 feet	15 feet	15 feet	20 feet
Garage (4)	20 feet	20 feet	20 feet	20 feet

- (1) Zero side yard dwelling units are subject to the setback provisions in Section 7.2.404.

- (2) The rear yard setback shall be as follows: 15 feet for a 1-story home; 20 feet for 2 or more stories.
- (3) The setback shall be no less than the minimum rear yard setback of the zone on the adjacent property. In no case shall the setback be less than 10 feet.
- (4) The garage setback shall be measured from the property line or the edge of a private access easement. The length of the driveway shall be determined by measuring along the centerline of the driveway.

7.2.103.06 Development Standards

All development in the R-2 Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:

- A. Offstreet Parking: Parking shall be as specified in Section 7.2.303.
- B. Yards and Lots: Yards and lots shall conform to the standards of Section 7.2.308.
- C. Site Development Review: Manufactured home parks, multi-family residential development and non-residential uses shall require a Site Development Review, pursuant to Section 7.3.1.
- D. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows:

Maximum building coverage (primary building):	40%
Maximum parking area coverage (including garage):	35%
Combined maximum lot and parking area coverage:	70%

- E. Landscaping: Undeveloped areas of the property shall be landscaped, including all required yards. Landscaping shall be provided pursuant to requirements in Section 7.2.306. Multiple family developments shall comply with provisions in Section 7.2.306.06. *(Amended ORD 530, Effective 07/04/01)*
- F. Density: The following density provisions shall apply:
 - 1. Subdivisions: The minimum density shall be 5 units per acre; the maximum density shall be 7 units per acre. *(Amended ORD 584, Effective 12/3/07)*
 - 2. Manufactured home parks: The minimum density shall be 6 units per acre; the maximum density shall be 10 units per acre.
 - 3. Multi-family development: The minimum density shall be 8 units per acre; the maximum density shall be 12 units per acre.
- G. Redevelopment Plan: A redevelopment plan shall be required to place a single family home on a parcel containing more than 1 acre. This plan shall be approved by the City prior to the issuance of a building permit. The following shall apply:
 - 1. The redevelopment plan shall indicate how the remaining undeveloped portion of the property can be developed at a density consistent with the requirements of the R-2 zone.
 - 2. The plan may be revised or modified at the time of development provided the revised plan complies with the density requirement of the R-2 zone.

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

7.2.308 YARD AND LOT STANDARDS

7.2.308.01 Lot Coverage, Generally

Specific standards for lot size or area, for lot dimensions, and for lot coverage are set forth in the applicable zone. Where a standard for lot coverage is expressed as a percentage, such standard means the percentage of total lot area covered by buildings and by roofed but unenclosed structures, whether or not attached to buildings. Covered structures less than five feet in height and having less than 20 square feet of gross floor area shall not be included in calculating lot coverage.

7.2.308.02 Yards and Yard Area, Generally

- A. Yards Apply Only to One Building. No required yard or other open space for any building or structure shall be considered as providing a yard or open space for any other building, nor shall any yard or other required space on an adjoining lot be considered as providing a yard or open space on the lot whereon the building is to be erected.
- B. Yards to be Unobstructed. A "required yard" is the minimum required setback area between a structure and a lot line, whether or not additional open space is actually provided between the structure and the lot line. Every required yard or setback area shall be open and unobstructed by buildings, or structures from the ground to the sky except for those exceptions permitted in this Section.
- C. Yard Areas not to be Reduced. No lot shall be so reduced or diminished that the required yards or other open space shall be smaller than prescribed by this zoning Code.
- D. Multiple family developments shall comply with provisions in Section 7.2.306.06. *(Added by ORD 530, 6/4/01 – Effective 7/04/01)*

7.2.308.03 Separation of Lot or Yard Areas

- A. Reduction in Lot Area. No portion of a lot necessary to provide the required area per dwelling unit shall be separated in ownership.
- B. Separation of Required Yards. No required yard or other open space around an existing building shall be separated in ownership from the lot upon which the building is located.

7.2.308.04 RESERVED. *(Revised ORD 534 – Effective 12/05/01)*

7.2.308.05 Front Yard Projections

Planter boxes, chimneys and flues, steps, cornices, eaves, gutters, belt courses, leaders, sills, pilasters, lintels, and other ornamental features of not more than two feet, from main buildings, uncovered porches and covered but unenclosed porches when not more than one

story high and which do not extend more than ten feet beyond the front walls of the building are exempt from the front yard setback provisions.

7.2.308.06 Side Yard Projections

- A. **Building Features.** Cornices, eaves, gutters and fire escapes when not prohibitive by any other code, may project into a required side yard not more than one-third of the width of the side yard, nor more than four feet in any case.
- B. **Architectural Features.** Chimneys, flues, belt courses, leaders, sills, pilasters, lintels and ornamental features may project up to 1 ½ feet into a required side yard, provided, however, chimneys and flues shall not exceed six feet in width.
- C. **Decks and Patios.** Uncovered decks and patios attached to the main building when measured directly beneath the outside edge of the deck or patio may be extended to the side yard property line when they are three feet or less in height from ground level.

7.2.308.07 Rear Yard Projections

- A. **Architectural Features.** Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, gutters and other ornamental features, may project up to 1 ½ feet into a required rear yard, provided, however, chimneys and flues shall not exceed six feet in width.
- B. **Building Features.** A fire escape, balcony, outside stairway, cornice or other unenclosed, unroofed projections may project not more than 5 feet into a required rear yard and set back at least 6 feet from any property line.
- C. **Steps and Porches.** Planter boxes, steps, uncovered porches, covered but unenclosed porches, including covered patios when not more than one story high, which are not more than four feet above grade, are exempt from the minimum rear yard depth requirements.
- D. **Setbacks.** No permitted projection into a required rear yard shall extend within ten feet of the center line of an alley or of a rear lot line if no alley exists.
- E. **Decks and Patios.** Uncovered decks and patios attached to the main building when measured directly beneath the outside edge of the deck or patio may be extended to the rear yard property line when they are three feet or less in height from ground level.

1994 Municipal Code of Dayton, Oregon
CHAPTER 5 - ABATEMENT OF PUBLIC NUISANCE

5.7 Surface Waters and Drainage. *(Revised by Ordinance #512, 03/01/99 and effective 04/01/99)*

- (a) No owner or person in charge of any building or structure may suffer or permit rainwater, ice or snow to fall from such building or structure onto a street or public sidewalk or to flow across such sidewalk.
 - (b) The owner or person in charge of property shall install and maintain in a proper state of repair, adequate drain pipes or a drainage system so that any overflow water accumulating on the roof or about such building is not carried across or upon the sidewalk.
 - (c) Any owner or person in charge of property shall keep open drainage ways on property which they possess or control cleared of debris and vegetation.
 - (d) Any owner or person in charge of property shall maintain non-public storm water facilities on property which they possess or control so as to prevent flooding or damage to the property not possessed or controlled by the owner or person in charge of property and to prevent injury to any other person.
 - (e) Storm water facilities to be managed by the owner or person in charge of property include but are not limited to:
 - (1) An underground storm water facility not located on city-owned property, city right-of-way, or easement.
 - (2) A private parking lot storm drain.
 - (3) Any roof, footing or area drain.
 - (4) A storm water facility not designed and constructed for use by the general public.
 - (5) An open drainage way.
 - (6) Access drive culverts in the public right-of-way or on private property.
 - (7) A detention or retention system, in the construction of which the City did not financially participate.
 - (f) The failure of any owner or person in charge of property to comply with the obligations stated in this section is a violation.
 - (g) The conditions on private property which may result in situations proscribed by subsections (a), (b), (c) or (d) of this section are declared to be a danger to public health and safety and therefore are a nuisance to be abated as provided by this ordinance.
- 5.7.1 Violations; Penalty.** Violation of Section 5.7 of Dayton Municipal Code is a Class C violation.

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

7.2.304 STORM DRAINAGE

7.2.304.01 Purpose

To provide for the drainage of surface water from all residential, commercial and industrial development; to minimize erosion; to reduce degradation of water quality due to sediments and pollutants in storm water runoff.

7.2.304.02 Scope

The provisions of this Section shall apply to all new residential land partitions and subdivisions, multi-family developments (3 or more units), commercial developments, and industrial development; and to the reconstruction or expansion of such developments.

7.2.304.03 Plan for Storm Drainage and Erosion Control

No construction of any facilities in a development included in Subsection 2.301.02 shall be permitted until a storm drainage and erosion control plan for the project is prepared by a professional engineer, and, approved by the City. This plan shall contain at a minimum:

- A. Run-off. Minimize the amount of runoff, siltation, and pollution created from the development both during and after construction.
- B. Facilities. Plans for the construction of storm sewers, open drainage channels and other facilities which depict line sizes, profiles, construction specifications and other such information as is necessary for the City to review the adequacy of the storm drainage plans.
- C. Engineering Calculations. Calculations used by the engineer in sizing storm drainage facilities.

7.2.304.04 General Standards

- A. Requirements. All development shall be planned, designed, constructed and maintained to:
 - 1. Protect and preserve existing natural drainage channels to the maximum practicable extent;
 - 2. Provide a system by which water within the development will be controlled without causing damage or harm to the natural environment, or to property or persons within the drainage basin;
 - 3. Assure that waters drained from the development are substantially free of pollutants, through such construction and drainage techniques as sedimentation ponds, reseeded, phasing of grading;
 - 4. Assure that waters are drained from the development in such a manner that

will not cause erosion to any greater extent than would occur in the absence of development;

5. Provide dry wells, bio-swales, or similar methods, as necessary to supplement storm drainage systems;
 6. Avoid placement of surface detention or retention facilities in road rights-of-way.
- B. Easements. Adequate easements for storm drainage purposes shall be provided to the City. This shall not imply maintenance by the City.
- C. Channel Obstructions. Channel obstructions are not allowed except as approved for the creation of detention or retention facilities approved under the provisions of this Code.
- D. Inspection Required. Prior to acceptance of a storm sewer system by the City, the storm sewers shall be inspected by the City. All costs shall be borne by the developer.

EROSION CONTROL NOTES

The erosion control notes and details contained in these PWDS also apply to work under separate building permits issued without the need for a Public Works Construction Permit. City Code requires that erosion control measures be provided for work under such building permits, to minimize runoff, siltation and pollution both during and after construction (DMC 7.2.304.03 & 7.2.301.02).

General

1. Approval of an erosion/sedimentation control (ESC) plan does not constitute an approval of permanent road or drainage design (e.g. size and location of roads, pipes, restrictors, channels, retention facilities, utilities, etc.)
2. The implementation of ESC plans and the construction, maintenance, replacement and upgrading of ESC facilities is the responsibility of the applicant/contractor until all construction is completed and approved and vegetation/landscaping is established as provided for on the construction drawings, or until 75% coverage without bare spots (ie. vegetation well established and not just showing).
3. The erosion control measures shown on the ESC plan are considered the minimum required for anticipated site conditions, and shall be supplemented and/or upgraded by the applicant/contractor as required to control erosion or sediment within the project boundaries and avoid impacts to adjacent property. Additional measures shall be installed as required to ensure that all paved areas are kept clean for the duration of the project.
4. The boundaries of the clearing limits shown on the plans shall be clearly flagged in the field prior to construction. During the construction period, no disturbance beyond the flagged clearing limits shall be permitted. The flagging shall be maintained by the applicant/contractor for the duration of construction. Sediment fence may be used as the flagging for the clearing limits at the discretion of the Contractor.
5. The ESC facilities must be installed and maintained in conjunction with all clearing, grading and construction activities, and in such a manner as to insure that sediment and sediment laden water do not enter the drainage system, roadways, or violate applicable water standards. The Contractor shall be financially responsible for all costs, violations, fines and/or penalties resulting from failure to adequately control erosion or sediment.
6. Erosion control facilities and sediment fences on active sites shall be inspected by the Contractor at least daily during any period with measurable precipitation. Any required repairs or maintenance shall be completed immediately. The erosion control facilities on inactive sites shall be inspected and maintained by the Contractor a minimum of once a month or within 24 hours following the start of a storm event, or within 24 hours of notification for failure of erosion control devices.
7. Sediment protection (silt sack inserts with biobags) for storm drain inlets, catch basin and area drains shall be installed and maintained for the duration of the project, and until permanent

vegetation/landscaping is established.

8. At no time shall sediment accumulation within a trapped catch basin exceed 50% of the sediment capacity. All catch basins and conveyance lines shall be cleaned prior to paving, by the Contractor as their cost. The cleaning operation shall not flush sediment laden water into the downstream system. Contractor shall also verify that all catch basins and conveyance lines are clean, and all trash or sediment deposits are removed, prior to requesting final inspection of the project by the City.
9. In addition to hydroseeding, for slopes 2H:1V or steeper (or where slope protection matting is indicated on the drawings or required by Public Works), the erosion matting shall be a type that has a extended term functional longevity (ie. minimum 24 months degradability) and specifically designed for use of 2:1 or steeper slopes to ensure that the steep slopes are protected until they have adequate vegetation cover established before the matting biodegrades away. Erosion control matting shall be SC150 matting by North American Green, or approved equal (consisting of a full layer of 70% straw and 30% coconut fiber stitched with degradable thread between a heavyweight UV stabilized polypropylene top net and a lightweight photodegradable polypropylene bottom net).
10. The Contractor shall provide (at Contractor's expense) site watering as necessary to prevent wind erosion of fine-grained soils, and to support vegetation until it is established as specified herein, or as required by an erosion control permit or to comply with City/state/federal erosion control standards.
11. Soil or native fill stockpiles placed or left in place during wet weather periods shall be covered with UV resistant plastic or tarps anchored and weighted in place. Stockpile covering shall also include installation of sediment fences or other sediment barrier around the stockpile on all sides. Inactive stockpiles shall not be left uncovered for more than 7 days during dry weather periods.

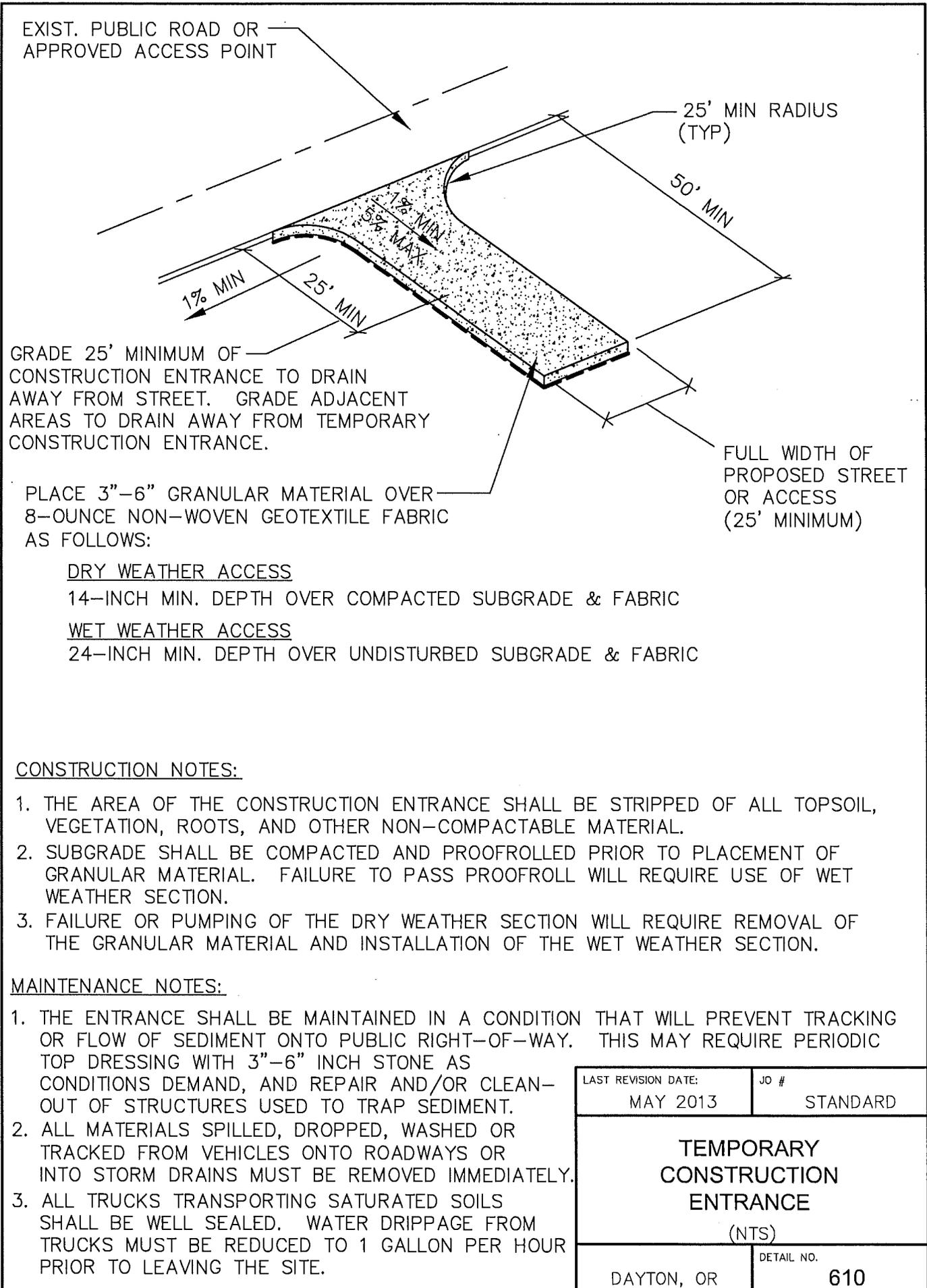
Sediment Fences

12. Sediment fences shall consist of standard strength filter fabric fastened securely to stitched post loops, and shall be installed on the upslope side of the posts, with 6 inches of the fabric extended into a trench along the sediment fence alignment. The fabric shall not extend more than 30 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
13. The sediment fence (filter fabric barrier) shall be purchased in a continuous roll cut to the length of the barrier to minimize joints. When joints are necessary, the sediment fence shall be spliced together only at a support post. The support post ends of each sediment fence section shall be twisted together by at least 2 turns and both stakes installed into the ground together.
14. The filter fabric fence shall be installed to follow the contours where feasible. The fence posts shall be spaced a maximum of 6 feet apart and driven securely into the ground, and shall be provided with additional support as required to contain all silt and sediment capture. Filter fabric shall not be stapled to the existing trees.

15. Sediment fences shall be inspected by applicant/contractor immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
16. Sediment fences shall be removed by the Contractor when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

Gravel Construction Entrances

17. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures, such as wheel wash basins, may be required to insure that all paved areas are kept clean for the duration of the project. Where provided or required by the City, wheel wash basins shall be periodically (or as directed by City inspector) drained, cleaned of sediment and refilled with clean water.
18. The area of the entrance shall be cleared of all vegetation, roots, and other objectionable material. The gravel shall be placed to the specified dimensions.
19. The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public right-of-way.
20. The entrance may require periodic top dressing with additional stone as conditions demand, and repair and/or cleanout of any structures used to trap sediment.
21. The Contractor shall verify that all trucks are well sealed when transporting saturated soils from the site. Water drippage from trucks transporting saturated soils must be reduced to less than 1 gallon per hour prior to leaving the site.
22. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately by the Contractor at their expense and to the satisfaction of the Public Works Director or his designee.



GRADE 25' MINIMUM OF CONSTRUCTION ENTRANCE TO DRAIN AWAY FROM STREET. GRADE ADJACENT AREAS TO DRAIN AWAY FROM TEMPORARY CONSTRUCTION ENTRANCE.

PLACE 3"-6" GRANULAR MATERIAL OVER 8-OUNCE NON-WOVEN GEOTEXTILE FABRIC AS FOLLOWS:

DRY WEATHER ACCESS

14-INCH MIN. DEPTH OVER COMPACTED SUBGRADE & FABRIC

WET WEATHER ACCESS

24-INCH MIN. DEPTH OVER UNDISTURBED SUBGRADE & FABRIC

FULL WIDTH OF PROPOSED STREET OR ACCESS (25' MINIMUM)

CONSTRUCTION NOTES:

1. THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE STRIPPED OF ALL TOPSOIL, VEGETATION, ROOTS, AND OTHER NON-COMPACTABLE MATERIAL.
2. SUBGRADE SHALL BE COMPACTED AND PROOFROLLED PRIOR TO PLACEMENT OF GRANULAR MATERIAL. FAILURE TO PASS PROOFROLL WILL REQUIRE USE OF WET WEATHER SECTION.
3. FAILURE OR PUMPING OF THE DRY WEATHER SECTION WILL REQUIRE REMOVAL OF THE GRANULAR MATERIAL AND INSTALLATION OF THE WET WEATHER SECTION.

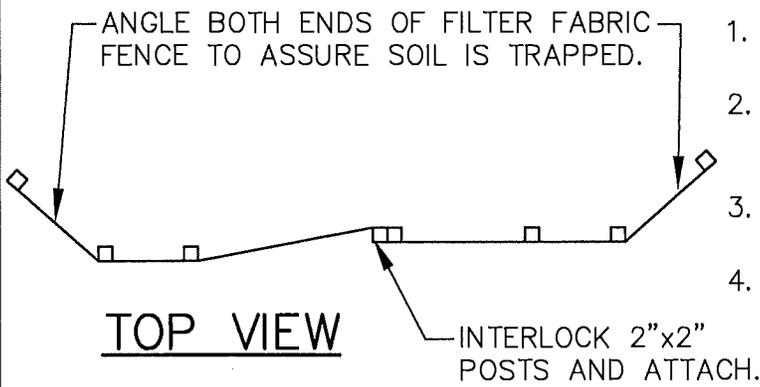
MAINTENANCE NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 3"-6" INCH STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN-OUT OF STRUCTURES USED TO TRAP SEDIMENT.
2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. ALL TRUCKS TRANSPORTING SATURATED SOILS SHALL BE WELL SEALED. WATER DRIPPAGE FROM TRUCKS MUST BE REDUCED TO 1 GALLON PER HOUR PRIOR TO LEAVING THE SITE.

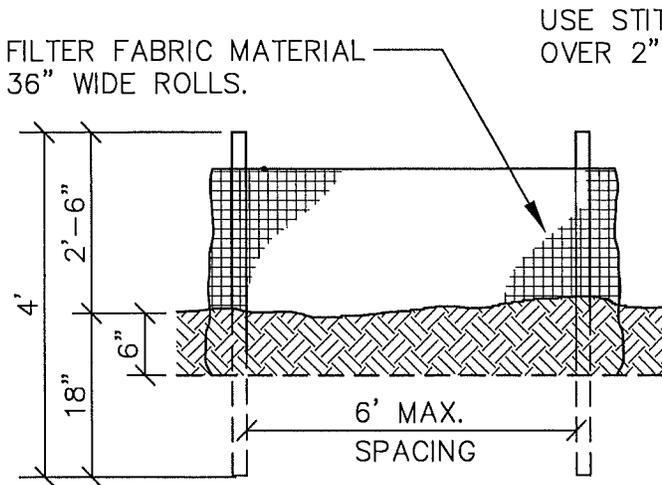
LAST REVISION DATE: MAY 2013	JO # STANDARD
TEMPORARY CONSTRUCTION ENTRANCE (NTS)	
DAYTON, OR	DETAIL NO. 610

SILT FENCE NOTES:

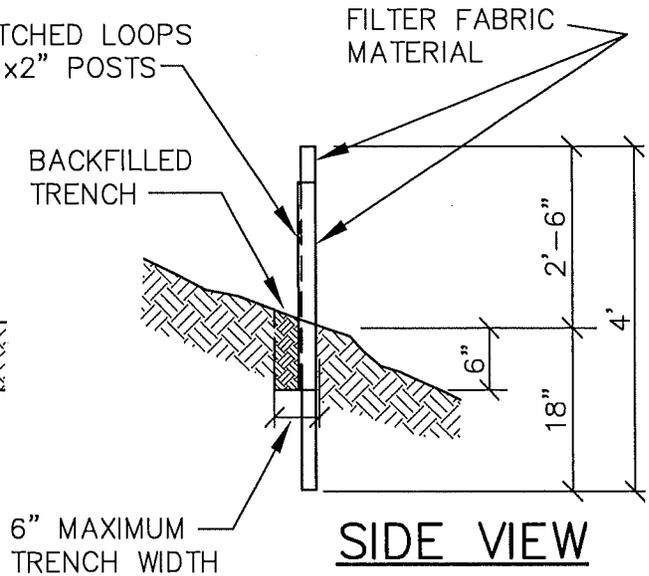
1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. TRENCH TO BE DUG WITH DITCH-WITCH, BY HAND OR OTHER METHOD AS REQUIRED TO MINIMIZE WIDTH.
3. BACKFILL & COMPACT NATIVE SOIL IN TRENCH AFTER FENCE INSTALLATION.
4. STITCHED LOOPS TO BE INSTALLED TO THE UPHILL SIDE OF THE FENCE.



TOP VIEW



FRONT VIEW

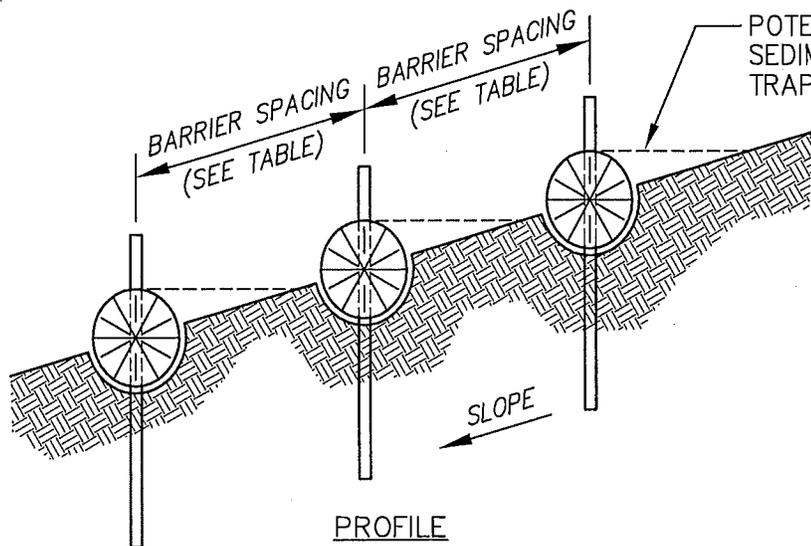


SIDE VIEW

MAINTENANCE NOTES:

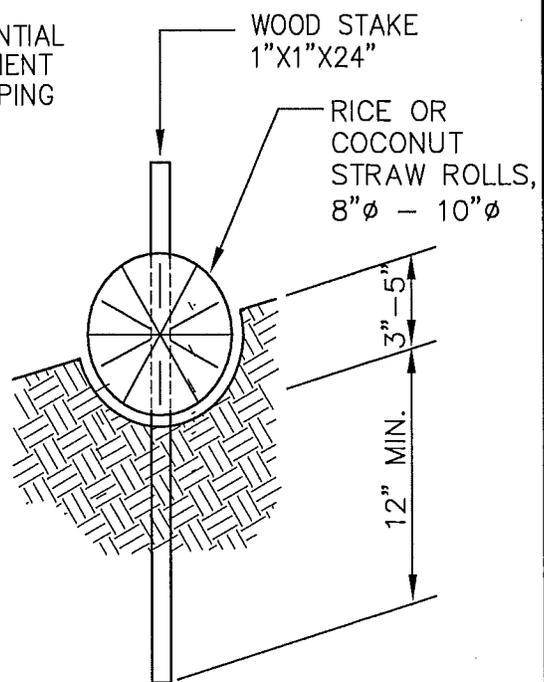
1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND SEDIMENT FENCES OR BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

LAST REVISION DATE: APRIL 2014	JO # STANDARD
SEDIMENT BARRIERS	
(NTS)	
DAYTON, OR	DETAIL NO. 611

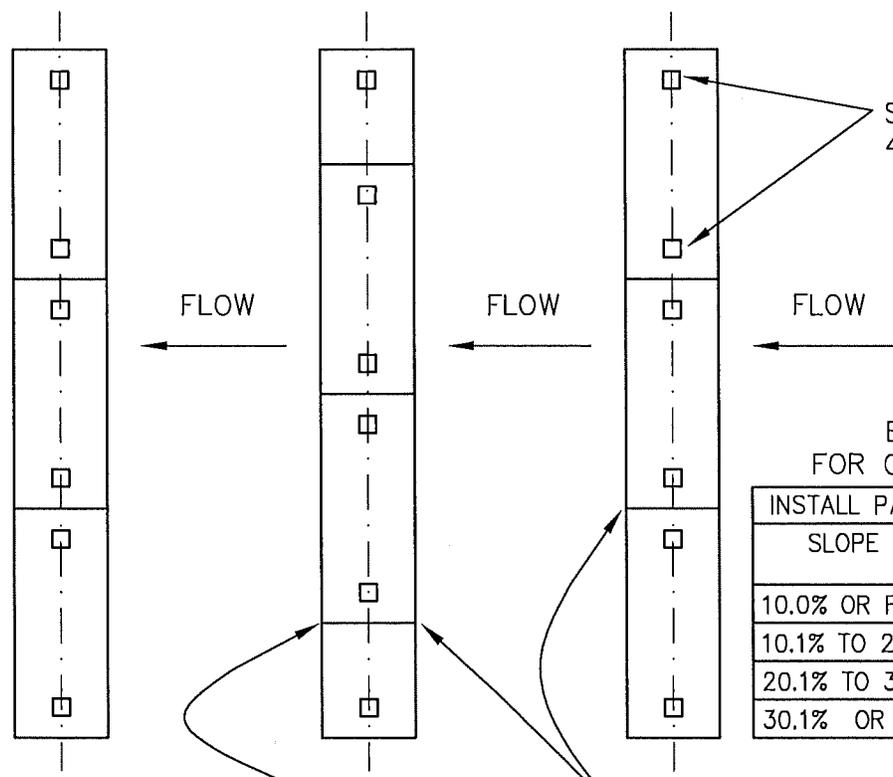


PROFILE

PLACE STRAW WATTLES PARALLEL TO SLOPE CONTOURS



SECTION



PLAN

STAKE SPACING 4' MAX.

BARRIER SPACING FOR GENERAL APPLICATION

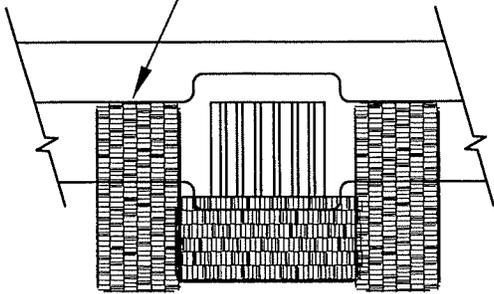
INSTALL PARALLEL TO CONTOURS AS FOLLOWS	
SLOPE RATIO	MAXIMUM SPACING ON SLOPE BETWEEN WATTLES
10.0% OR FLATTER	50' O.C.
10.1% TO 20.0%	25' O.C.
20.1% TO 30.0%	10' O.C.
30.1% OR STEEPER	5' O.C.

NOTES:

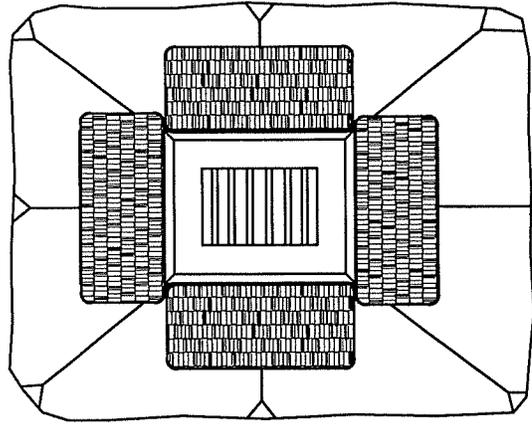
1. ALL MATERIAL SHALL CONFORM TO OSSC (ODOT/APWA) SPECIFICATIONS, CURRENT EDITION.
2. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
3. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE ABOVE THE TOP OF THE STRAW WATTLE.
4. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

LAST REVISION DATE: JUNE 2015	JO # STANDARD
STRAW WATTLE SEDIMENT BARRIER	
(NTS)	
DAYTON, OR	DETAIL NO. 612

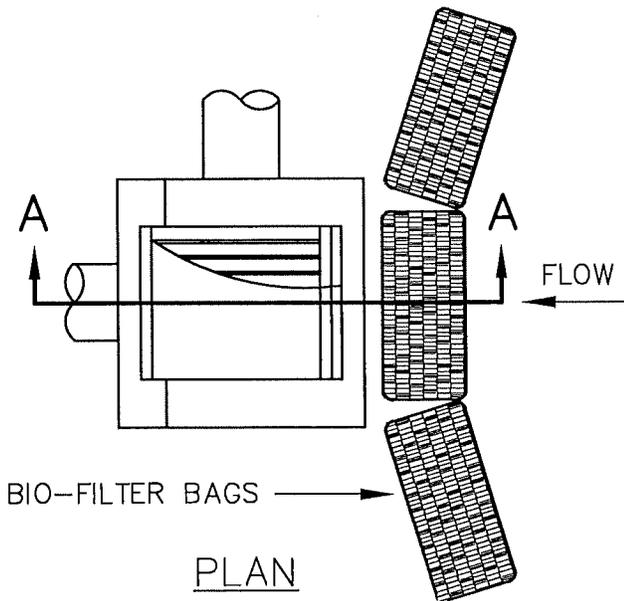
MAY BE USED SHORT TERM
W/UTILITY WORK AND WITH
PHASING OF DEVELOPMENT.



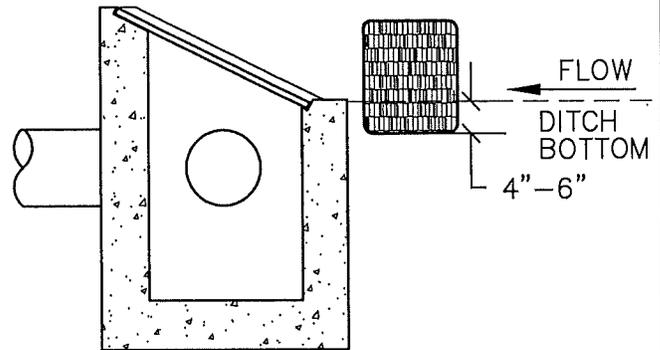
CURB INLET C.B.



AREA DRAIN



DITCH INLET C.B.

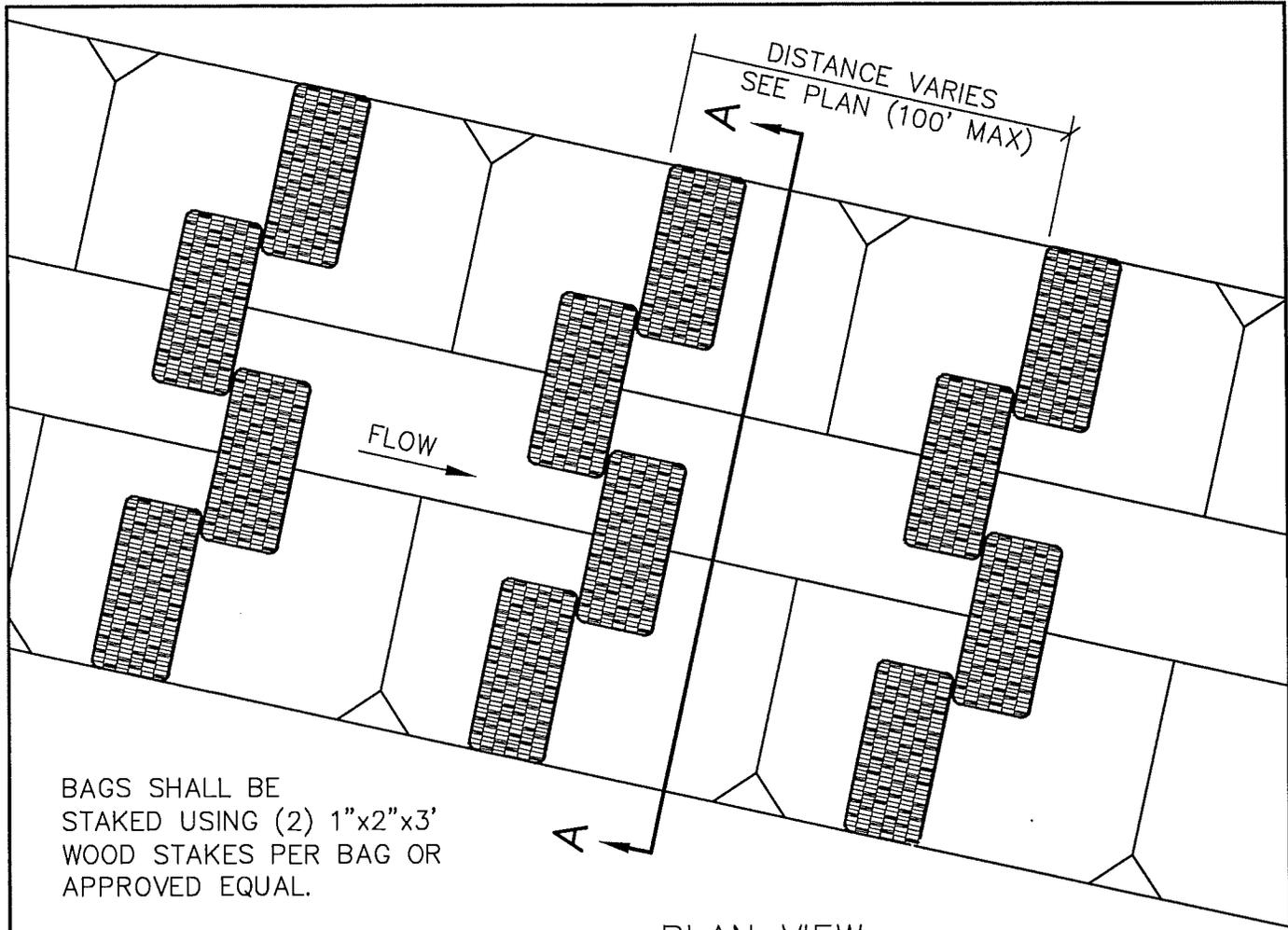


SECTION A-A

MAINTENANCE NOTES:

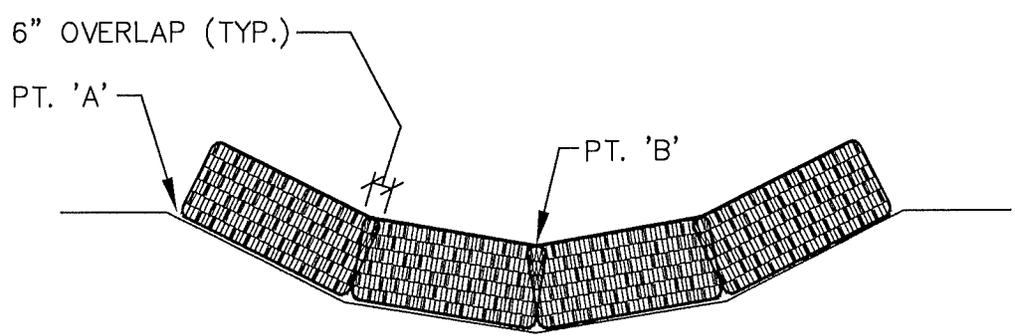
1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND SEDIMENT FENCES OR BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

LAST REVISION DATE: APRIL 2014	JO # STANDARD
INLET SEDIMENT CONTROL	
(NTS)	
DAYTON, OR	DETAIL NO. 613



BAGS SHALL BE STAKED USING (2) 1"x2"x3' WOOD STAKES PER BAG OR APPROVED EQUAL.

PLAN VIEW

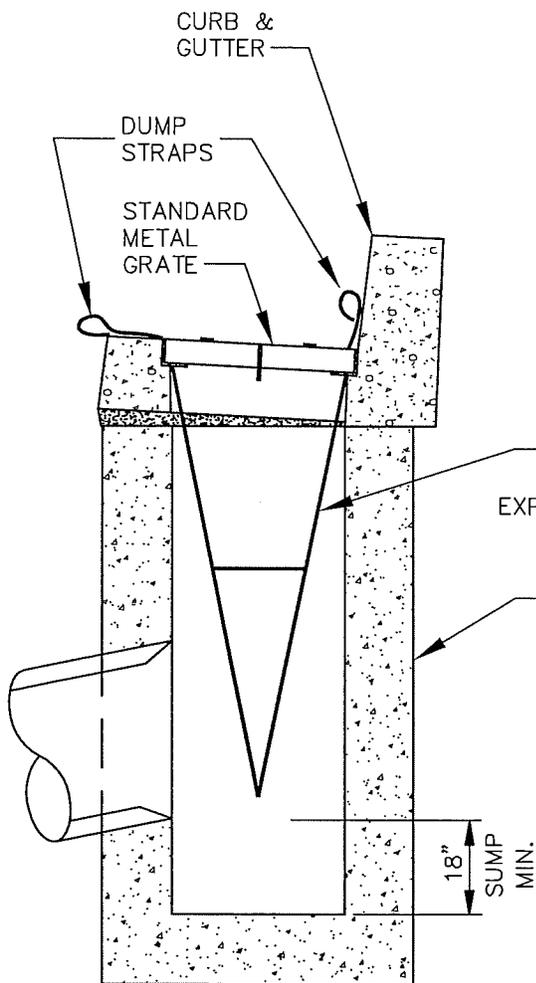


SECTION A-A

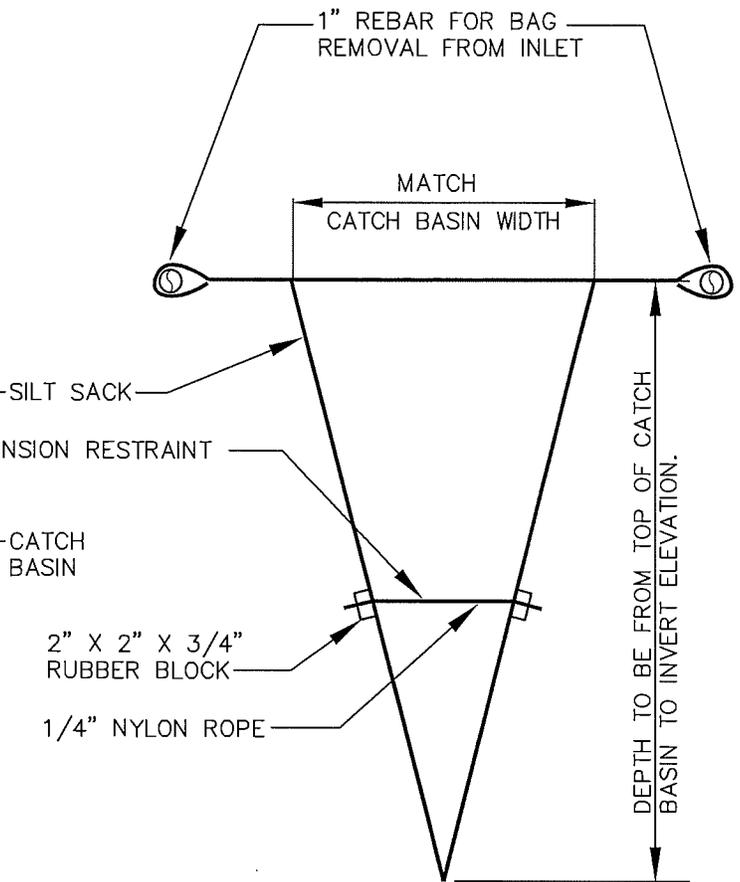
MAINTENANCE NOTES:

1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.
4. PT. 'A' SHALL BE 6" MIN. HIGHER THAN PT. 'B'.

LAST REVISION DATE: APRIL 2014	JO # STANDARD
DITCH AND SWALE EROSION PROTECTION	
(NTS)	
DAYTON, OR	DETAIL NO. 614



INSTALLATION DETAIL



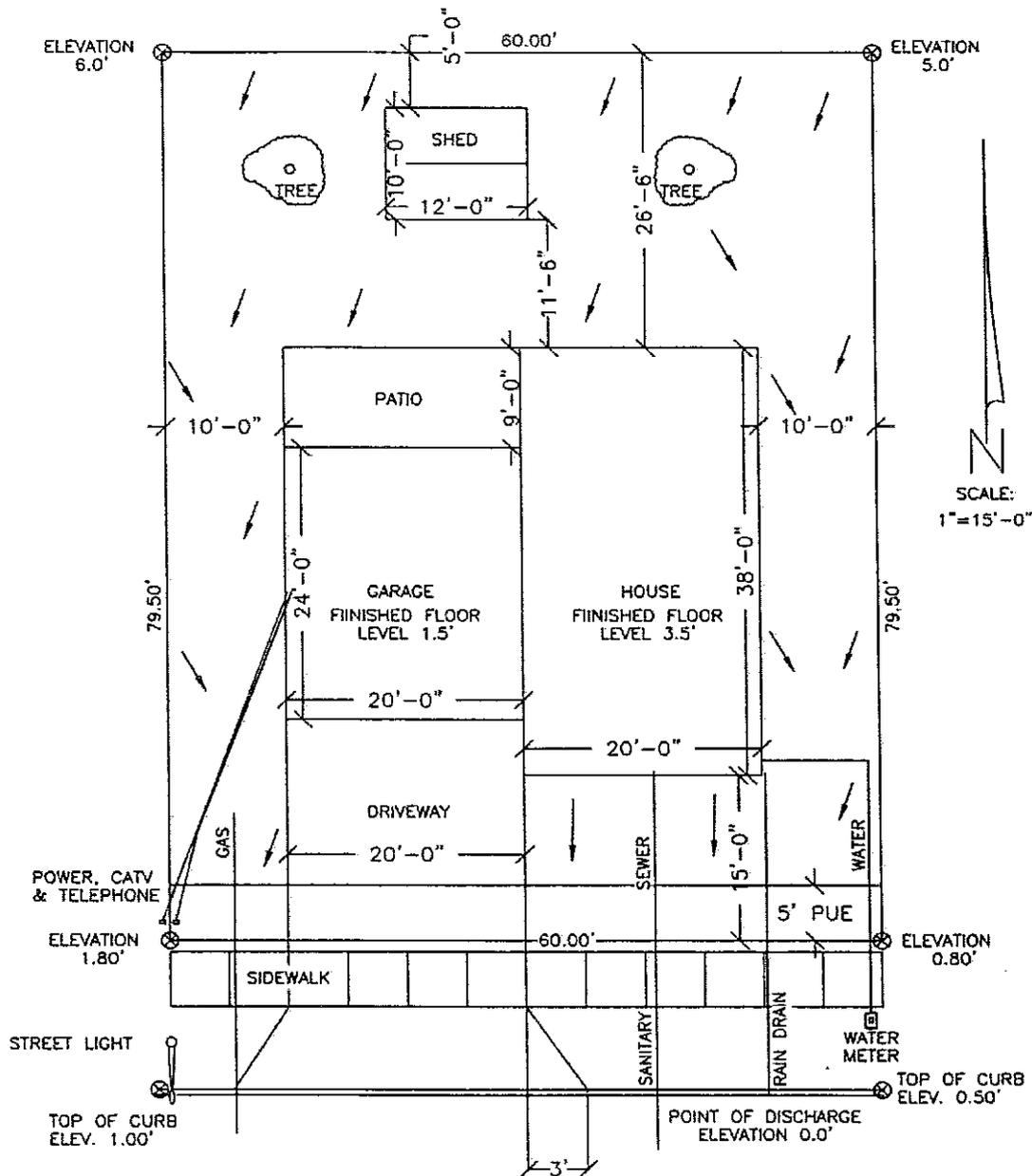
BAG DETAIL

NOTES:

1. EMPTY SILT SACK AS NECESSARY.
2. SILTSACK SEDIMENT CONTROL DEVICE AS MANUFACTURED BY ACF ENVIRONMENTAL AND SUPPLIED BY ACF WEST (503) 771-5115 OR APPROVED EQUAL.

LAST REVISION DATE: SEPT 2006	
SILT SACK INLET DETAIL	
(NTS)	
DAYTON, OR	DETAIL NO. 615

Site Plan Example



Site Address: _____

Map & Tax Lot #: _____

Property Owner or Applicant Name: _____

Percentage of Property Covered with impermeable surfaces: _____

- North Arrow
- Scale (preferred - 1 inch = 20 feet) - must be on paper a minimum size of 11 x 17
- Existing and proposed structures on the property
- All concrete or asphalt patios, slabs and driveways
- Setbacks for all structures new and existing
- Existing and proposed driveways or points of access
- Existing and proposed placement of water, sewer and storm drainage lines
- Easements and/or right-of-ways, existing and proposed

Building Permit Information

The City of Dayton contracts Building Inspection Services through the City of Newberg Building Division for all structural, mechanical and plumbing permits. Same day inspections can be honored if the request is made before 7:00 am of the day you are requesting the inspection.

For Inspections call: (503) 554-7714
To fax a request: (503) 554-7724

If you have a building code question or issue, please call the Newberg Building Department at (503) 537-1240.

PERMIT APPLICATIONS:

can be picked up at Dayton City Hall, 416 Ferry Street, Dayton, Oregon or can be downloaded from our website at www.ci.dayton.or.us. Original signatures are required on all permit types, therefore faxed applications are not accepted.

ELECTRICAL PERMITS:

can be obtained through the Yamhill County Building Department at (503) 434-7516 or stop by the Planning and Building Department at 525 NE 4th Street, McMinnville Oregon,

PLAN REVIEW:
generally takes 2 to 4 weeks and you will be called when your plans are ready for pick-up.



MISSION STATEMENT

The City of Dayton will provide inclusive, responsive, efficient, and ethical municipal government services to facilitate the health, safety, and livability of our community.

VISION STATEMENT

Dayton is an authentic, family-friendly small town with deep historic roots and cultural diversity place to live, work, and play. There is a strong sense of community in Dayton where people value creativity, health, and learning.



Building Department

Effective July 1, 2017



City of Dayton
PO Box 339 416 Ferry Street
Dayton OR 97114
Ph (503) 864-2221 - Fax (503) 864-2956
cityofdayton@daytonoregon.gov
www.daytonoregon.gov

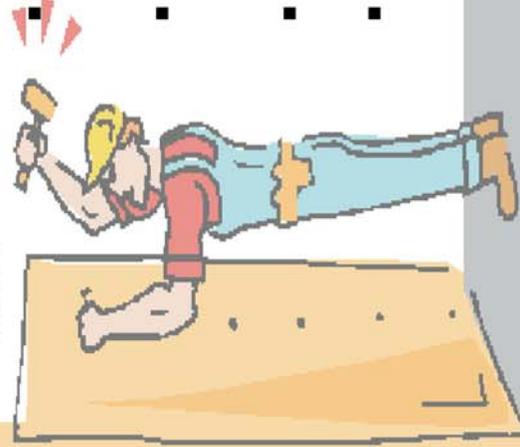


What is Construction Excise Tax?

On April 7, 2008 the Dayton City Council adopted Resolution 07/08-30, an intergovernmental agreement with the Dayton School District for collection and remission of the Construction Excise Tax.

What you need to know:

- The City of Dayton collects the tax on all qualifying permits
- Residential construction is assessed at \$1.20 per/square foot for new construction or improvements that increase the total square footage.
- For example: A new residence of 2000 square feet the City will collect \$2,400 (\$1.20 per/square foot)
- The Construction Excise Tax for residential construction is not limited
 - Attached garages and residential accessory structures are assessed at \$.60 per/square foot
 - Non-residential construction is assessed at \$.60 per/square foot, up to a maximum of \$29,900
 - The Construction Excise Tax is collected when the building permit is issued
 - Payment must be check or money order, and made out to: Dayton School District #8



EXEMPTIONS:



- ✓ Private school Improvements
- ✓ Public Improvements as defined in ORS 279A.010
- ✓ Residential housing that is guaranteed to be affordable, under guidelines established by the United States Department of Housing and Urban Development, to the households that earn no more than 80% of the median household income for the area in which the construction tax is imposed, for a period of at least 60 years following the date of construction of the residential building
- ✓ Public or private hospital improvements
- ✓ Improvements to religious facilities primarily used for worship or education associated with worship
- ✓ Agricultural building as defined in ORS 445.315(2)(a)

It is the applicants responsibility to prove that their construction meets the requirements for exemption from the excise tax.

