

Service Description

Proposed Fee

Building Permit and Plan Review Fees

Construction valuation:	
A. \$1 to \$2,000	\$75
B. \$2,001.00 to \$25,000	\$75.00 for the first \$2,000.00 plus \$10.25 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
C. \$25,001 to \$50,000	\$310.75 for the first \$25,000.00 plus \$7.75 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
D. \$50,001 to \$100,000	\$504.50 for the first \$50,000.00 plus \$5.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
E. Over \$100,000.00	\$779.50 for the first \$100,000.00 plus \$4.25 for each additional \$1,000.00 or fraction thereof
F. Commercial fire suppression systems	
I. Plan review: \$200.00 + \$50 per floor above three levels	Varies
II. Permit fee: by valuation listed above (A-E)	Varies
G. Residential Fire Suppression – Standalone System, fee includes plan review. <i>[See Plumbing Fee section for Continuous Loop/Multipurpose System]</i>	
0 - 2,000 sq ft	\$200.00
2,001 - 3,600 sq ft	\$250.00
3,601 - 7,200 sq ft	\$325.00
7,201 sq ft and greater	\$410.00
H. Solar structural installation permits - <i>Separate Electrical Permit application may also be required</i>	
I. Solar structural (prescriptive), fee includes plan review	\$210.00
II. Solar structural (non-prescriptive): Fee as per Structural Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails and the cost of labor to install. <i>Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.</i>	Varies
I. Plan Review Fees shall be 65 percent of the permit fee for structural review, when required, and shall be 40 percent of the permit fee for fire & life safety review, when required.	Plan Review Fees shall be 65 percent of the permit fee for structural review, when required, and shall be 40 percent of the permit fee for fire & life safety review, when required.
J. Additional plan review (per hour)	\$100.00
K. Phased Project Plan Review Fee – in addition to project plan review fees	\$350.00 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1,500.00 per phase
L. Plan review for phased applications shall be 10% of the construction value for each phase of development	Varies
M. Structural Special inspection/Reinspection fee (per hour)	\$75.00
I. Each additional inspection, above allowable – per each	\$75.00
II. Inspections for which no fee is specifically indicated (as required) - hourly (min one hour)	\$75.00
II. Inspection outside of normal business hours - hourly (min 2 hours)	\$150.00
N. Structural Minimum fee	\$75.00
O. Deferred Submittal Plan Review Fee – in addition to project plan review fees (65% of the building permit fee calculated using the value of the deferred portion with a \$100 minimum)	65% of building permit fee with 100.00 minimum
P. Structural Demolition permit - residential/small commercial - complete demolition not subject to State Surcharge	\$140.00
Q. Structural Demolition permit - large commercial (over 4,000 sq. ft.) - complete demolition not subject to State Surcharge	\$350.00
R. Structural alteration (not demo) – partial, soft, interior	See Structural Permit Fee table by valuation, incurs State Surcharge
S. Change of occupancy/use - tenant improvement, other - administrative	\$50.00

Fee for appeal of Building Official decision set by formula set forth in NMC 11.05.160.

When applicable, structural permits use valuation as determined by ICC Valuation Table current as of April 1 of each year, as per OAR 918-050-0100.

When a structural permit is required by the state building code for retaining walls, decks, fences, accessory structures, etc – see Structural Permit fees by valuation

Electrical Permit Fees - 46430

A. Residential:	
I. 1,000 sq. ft. or less	\$175.00
II. Each additional 500 sq. ft. or portion thereof	\$37.50
III. Limited energy new residential construction	\$22.10
IV. Each manufactured home or modular dwelling service	\$93.50
V. New Multifamily Construction	
Fee for largest unit calculated using above sq ft rates - plus 50% of permit fee for each additional unit.	
VI. Multifamily, new construction – Limited Energy System – per floor	\$45.00
VII. Multifamily, new construction – Protective Signaling – per floor	\$63.00
B. Services or feeders-installations, alterations, or relocations	
I. 200 amps or less	\$93.50
II. 201 amps to 400 amps	\$118.50
III. 401 amps to 600 amps	\$187.20
IV. 601 amps to 1,000 amps	\$250.00
V. Over 1,000 amps or volts	\$550.00
VI. Reconnect only	\$75.00
C. Temporary services or feeders-installations, alterations, or relocations	
I. 200 amps or less	\$75.00
II. 201 amps to 400 amps	\$87.50
III. 401 amps to 600 amps	\$156.00
IV. 601 amps to 1,000 amps	\$237.25
V. Over 1,000 amps or volts	\$500.00
D. Renewable electrical energy systems	
I. 5kva or less	\$98.50
II. 5.01kva through 15kva	\$117.25
III. 15.01kva through 25kva	\$195.00
IV. Renewable energy for wind systems - 25.01kva through 50kva (flat rate)	\$255.00
V. Renewable energy for wind systems - 50.01kva through 100kva (flat rate)	\$585.00
VI. Solar generation in excess of 25kva	
a. Each additional KVA over 25kva	\$6.25 per kva over 25 kva, \$156.00 for first 25 kva – maximum fee at 100 kva
b. The permit charge will not increase beyond the calculation for 100 kva	
E. Electrical Special inspection/Reinspection fee (per hour)	
I. Each additional inspection, above allowable – per each	\$75.00
II. Inspections for which no fee is specifically indicated (as required) - hourly (min one hour)	\$75.00
II. Inspection outside of normal business hours - hourly (min 2 hours)	\$150.00
F. Branch circuits-new, alterations, or relocation	
I. Each Branch Circuit with purchase of service or feeder fee	\$6.25
II. Branch Circuits without purchase of service or feeder fee:	
a. First branch circuit	\$75.00
b. Each additional branch circuit	\$8.75
G. Miscellaneous (service or feeder not included)	
I. Each pump or irrigation cycle	\$62.50
II. Each sign or outline lighting	\$62.50
III. Signal Circuit(s) or a limited energy system, alteration, or extension	\$62.50
IV. Swimming Pool (incl panel, circuits and bonding)	\$100.00

V. Master Permit – application fee, one time at initial application; renews annually as applicable	\$105.00
VI. Master Permit – inspection fee – per hour; includes travel time, inspection, and report writing	\$120.00
H. Each additional inspection over the allowable in any of the foregoing for those not covered under residential inspection caps, per inspection *	\$106.00
I. Minimum fee	\$75.00
J. Electrical Plan Review (30% of permit total)	30% of fee
K. Additional Plan Review (per hour)	\$100.00

Plumbing Inspections and Services Fees - 46440

A. One & two family dwelling (includes one kitchen, first 100 feet each of site utilities, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system. <i>Half bath counted as whole</i>	
I. One & two family – 1 bath, 1 kitchen	\$122.25
II. One & two family – 2 bath, 1 kitchen	\$214.50
III. One & two family – 3 bath, 1 kitchen	\$258.00
IV. One & two family – each additional bathroom (over 3) or kitchen (over 1)	\$63.75
V. One & two family – solar (when connected with potable water)	\$63.75
VI. Each additional 100 ft or fraction thereof of site utilities – water, sewer, storm (which includes rain, footing, trench, and leach) – <i>first 100 ft included in bathroom/kitchen fee</i>	\$59.50
B. Commercial/industrial/single-family:	
I. Fixtures or items	
a. Absorption valve	\$22.10
b. Backflow preventer	\$22.10
c. Clothes washer	\$22.10
d. Dishwasher	\$22.10
e. Drinking fountain	\$22.10
f. Ejectors/sump pump	\$22.10
g. Expansion tank	\$22.10
h. Fixture cap	\$22.10
i. Floor drain/floor sink/hub drain	\$22.10
j. Garbage disposal	\$22.10
k. Hose bib	\$22.10
l. Ice maker	\$22.10
m. Primer	\$22.10
n. Roof drain	\$22.10
o. Sink/basin/lavatory	\$22.10
p. Stormwater retention/detention tank/facility	\$22.10
q. Tub/shower/shower pan	\$22.10
r. Urinal	\$22.10
s. Water closet	\$22.10
t. Alternate Potable Water Heating System	\$63.75
u. Backwater valve	\$22.10
v. Septic abandonment	\$22.10
w. Swimming pool piping	\$63.75
x. Interceptor/grease trap	\$22.10
y. Catch basin or area drain	\$22.10
z. Drywell	\$22.10
aa. Manholes	\$22.10
ab. Other fixture	\$22.10
II. Commercial and Non-New Residential Site utilities	
a. Water service – first 100 feet or fraction thereof	\$63.75
b. Water service – each additional 100 feet or fraction thereof	\$35.20
c. Sanitary sewer – first 100 feet or fraction thereof	\$63.75
d. Sanitary sewer – each additional 100 feet or fraction thereof	\$35.20
e. Storm– first 100 feet or fraction thereof	\$63.75
f. Storm- each additional 100 feet or fraction thereof	\$35.20
g. Repiping / retrofit water supply	\$22.10
h. Trench drain (100ft or fraction thereof)	\$59.50
III. Medical gas (valuation)	

a. \$1-\$500, rate for each \$100 or fraction thereof	
a. \$1-\$2,000	\$75
	\$75.00 for the first \$2,000.00 plus \$10.25 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
b. \$2,001-\$25,000	
	\$310.75 for the first \$25,000.00 plus \$7.75 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
c. \$25,001-\$50,000	
	\$504.50 for the first \$50,000.00 plus \$5.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
d. \$50,000-\$100,000	
	\$779.50 for the first \$100,000.00 plus \$4.25 for each additional \$1,000.00 or fraction thereof
e. \$100,001+	
C. Manufactured homes:	
I. M/H park sewer connection & water distribution system - per space	\$63.75
II. M/H service connection – sewer, water, and storm - not within a M/H park (see section B (II))	
D. Residential Fire Suppression – Multipurpose/Continuous Loop System, fee includes plan review. (Square footage of Area to be Covered)	
<i>[See Structural Fee section for Standalone System]</i>	
0 - 2,000 sq ft	\$200.00
2,001 - 3,600 sq ft	\$250.00
3,601 - 7,200 sq ft	\$325.00
7,201 sq ft and greater	\$410.00
E. Plumbing Miscellaneous (when applicable)	
I. Plumbing Minimum permit fee	\$75.00
II. Prefabricated structures/site inspections – includes site development and connection of the prefabricated structure (Note: this permit is intended to cover the review and inspection of private plumbing connections from the city main to the prefabricated structure.)	\$75.00
III. Plan review (25% of permit fee total)	Varies
IV. Additional Plan Review (per hour)	\$100.00
V. Special Inspections (per hour)	\$75.00
a. Each additional inspection, above allowable – per each	\$75.00
b. Inspections for which no fee is specifically indicated (as required) - hourly (min one hour)	\$75.00
c. Inspection outside of normal business hours - hourly (min 2 hours)	\$150.00
VI. Re-inspection fee (per hour)	\$75.00

Mechanical Inspections and Services Fees - 46450

A. Residential	
I. Appliances	
a. Air conditioner	\$26.80
b. Air handling unit	
1. Up to 10,000 cfm	\$7.85
2. 10,001 cfm and over	\$13.10
c. Appliance or piece of equipment regulated by code but not classified in other appliance categories	\$12.75
d. Attic/crawl space fans	\$9.90
e. Barbeque	\$14.75
f. Chimney/liner/flue/vent	\$7.85
g. Clothes dryer exhaust	\$7.85
h. Decorative gas furnace	\$7.85
i. Evaporative cooler other than portable	\$7.85
j. Floor furnace, including vent	\$10.45
k. Flue vent for water heater or gas fireplace	\$14.75
l. Furnace/Burner	
1. Furnace up to 100,000 BTU	\$10.50
2. Furnace greater than 100,000 BTU	\$13.10
3. Furnace/Burner including duct work/vent/liner	\$25.50
m. Gas or wood fireplace/insert	\$14.75

n. Gas fuel piping outlets (\$2.60 first 4 outlets, \$0.65 for each additional)	Varies
o. Heat pump	\$10.45
p. Hood served by mechanical exhaust, including ducts for hood	\$7.85
q. Hydronic hot water system	\$14.75
r. Installation or relocation domestic-type incinerator	\$13.10
s. Mini split system	\$33.50
t. Oil tank/gas/diesel generators	\$29.50
u. Pool or spa heater, kiln	\$7.85
v. Radon mitigation	\$29.50
w. Range hood/other kitchen equipment	\$14.75
x. Repair, alteration, or addition to mechanical appliance including installation of controls	\$10.50
y. Suspended heater, recessed wall heater, or floor mounted unit heater	\$29.50
z. Ventilation fan connected to single duct	\$5.25
aa. Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$14.75
ab. Water heater	\$14.75
ac. Wood/pellet stove	\$7.85
ad. Other heating/cooling	\$7.85
ae. Other fuel appliance	\$7.85
af. Other environment exhaust/ventilation	\$7.85
ag. Appliance vent installation, relocation, or replacement not included in an appliance permit	\$38.30
ah. Ductwork – no appliance/apurtenance	\$14.75
ai. ERV/HRV	\$14.75
B. Commercial	
I. \$1-\$500, rate for each \$100 or fraction thereof	
I. \$1-\$2,000	\$75
II. \$2,001-\$25,000	\$75.00 for the first \$2,000.00 plus \$10.25 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
III. \$25,001-\$50,000	\$310.75 for the first \$25,000.00 plus \$7.75 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
IV. \$50,000-\$100,000	\$504.50 for the first \$50,000.00 plus \$5.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
V. \$100,001+	\$779.50 for the first \$100,000.00 plus \$4.25 for each additional \$1,000.00 or fraction thereof
C. Re-inspection fee (per hour)	\$75.00
D. Special Inspection fee (per hour)	\$75.00
I. Each additional inspection, above allowable – per each	\$75.00
II. Inspections for which no fee is specifically indicated (as required) - hourly (min one hour)	\$75.00
II. Inspection outside of normal business hours - hourly (min 2 hours)	\$150.00
E. Mechanical Minimum fee	\$75.00
F. Plan Review (40% of permit total)	Varies
G. Mechanical additional plan review per hour	\$100.00

Surcharge Fee - 240 varies

A 12% surcharge shall be imposed on all building, electrical, plumbing, mechanical and manufactured dwelling permits (not to include plan review) the proceeds from which are to be remitted to the Oregon Building Codes Division	Varies
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Manufactured Dwelling/Modular - 46460

Manufactured Dwelling Placement fee

*Includes the concrete slab, runners or foundations that are prescriptive, electrical feeder and plumbing connections and all cross-over connections and up to 30 lineal feet of site utilities. Decks, other accessory structures, and foundations that are not prescriptive, utility connections beyond 30 lineal feet, new electrical services or additional branch circuits, and new plumbing - may require separate permits. All decks 30" above ground, carports, garages, porches, and patios are based on valuation and may also require separate permits.

\$220.00

Earthquake-resistant bracing system installation permit fee
State (Cabana) Fee

\$150.00
\$30.00

Manufactured Dwelling/RV Parks – Area Development Permit (ADP) -
The Area Development Permit fee to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Park & Organizational Camp – and applying the valuation amount to Table 1 as referenced for each.

Varies

Re-inspection fee (per hour)
Special inspections (per hour)

\$75.00
\$75.00

Miscellaneous Fees and Charges - 240 varies

Investigation fees - *actual or average cost; may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines and is surchargeable as inspection.*

\$75.00 per hour (min. 1 hr)

Permit retention fee for refunds shall be 20%, 50% or 75% considering actual time spent to review the application

Dishonored check fee

\$40.00

Copies - standard, up to 11x17, per page

\$0.25

Copies - oversized, > 11x17, per page

\$5.00