

XII. BUILDING PERMIT FEES

A. STRUCTURAL PERMIT FEES

Structural Permit Fee Table	
Valuation	
\$0.00 to \$2,000.00	\$88.00
\$2,001.00 to \$25,000.00	\$88.00 for the first \$2,000.00 and \$13.75 for each additional \$1,000.00 or fraction thereof
\$25,001.00 to \$50,000.00	\$404.25 for the first \$25,000 and \$9.90 for each additional \$1,000.00 or fraction thereof
\$50,001.00 to \$100,000.00	\$651.75 for the first \$50,000 and \$6.77 for each additional \$1,000.00 or fraction thereof
\$100,001.00 to \$500,000.00	\$990.25 for the first \$100,000 and \$5.45 for each additional \$1,000.00 or fraction thereof
\$500,001.00 to \$1,000,000.00	\$3,170.25 for the first \$500,000 and \$4.57 for each additional \$1,000.00 or fraction thereof
\$1,000,001.00 and over	\$5,455.25 for the first \$1,000,000 and \$3.03 for each additional \$1,000.00 or fraction thereof
*All structural permits use valuation as determined by ICC Building Valuation Table current as of April 1 of each year, when applicable, as per OAR 918-050-0100	
Other Structural Fees	
Structural Plan Review Fee (when applicable)	65% of structural permit fee
Fire and Life Safety Plan Review Fee (when applicable)	45% of structural permit fee
Seismic Surcharge – plan review on essential	1% of structural permit fee

structures	
Additional plan review required by changes, additions or revisions to the approved plans (minimum 1/2 hour)	\$88.00/hr
Re-inspection fee – per each	\$88.00/each
Each additional inspection over the allowable in any of the above	\$88.00/each
Inspections for which no fee is specifically indicated (minimum one hour)	\$88.00/hr
Inspections outside of normal business hours (minimum two hours)	\$132.00/hr
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 \$110.00 minimum
Phased Project Permit Plan Review fee – in addition to project plan review fees	\$220.00 minimum application fee plus 10% of the TOTAL project building permit fee, not to exceed \$1,500.00 per phase
Structural demolition – complete demolition, not subject to State Surcharge	\$55.00
Foundation Only permit	Apply Building Permit fee (above) based on 20% of total project valuation
Investigation Fee: For commencement of work before obtaining a permit	Actual cost
Minimum Structural Permit Fee	\$88.00
Residential Fire Suppression – Standalone System, fee includes plan review [See Plumbing Fee section for Multipurpose/Continuous Loop Systems]	
Square Footage of Area to be Covered	
First 2,000 sq. ft.	\$150.00
2,001 to 3,600 sq. ft	\$191.00

3,601 to 7,200 sq. ft	\$259.00
7,201 sq. ft. and over	\$327.00
Commercial Fire Suppression – this applies to commercial buildings and separate Electrical Permit may be required.	
Fire Sprinkler, Fire Alarm, Fire Suppression, Paint Booth and similar systems	Fee per the Structural Permit Fee table by valuation of system
Solar Structural Installation Permits – separate electrical permit application may also be required	
Prescriptive photovoltaic system, fee includes plan review	\$165.00 /each
Non-Prescriptive photovoltaic system	Fee per Structural Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails and the cost of labor to install. Some electrical equipment including collector panels and inverters shall be excluded from the permit valuation.

B. MANUFACTURED DWELLING PLACEMENT PERMIT FEES

Manufactured Dwelling Placement	
Placement Fee*	\$330.00
State (Cabana) Fee – rate set by the State	\$30.00
Mfd Home accessory buildings or structures	Fee as per Structural Permit Fee table by valuation
* 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.
See Structural Permit Fee schedule by valuation for non-dwelling modular placements

C. MANUFACTURED DWELLING/RV PARK – 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 and Organizational Camp – and applying the valuation amount to the Structural Permit Fee table included in this schedule
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D. ELECTRICAL PERMIT FEES

New Residential Construction	
1 & 2 Family, per dwelling unit – includes service	
1,000 sq. ft. or less	\$189.00
Each additional 500 sq. ft. or portion thereof	\$44.00
Limited energy (new residential construction only)	\$44.00
Each manufactured home or modular dwelling service or feeder	\$110.00
Multifamily	
New Multifamily Construction	Fee for largest unit calculated using above sq ft rates – plus 50% of permit fee for each addtl unit
Multifamily, new construction – Limited Energy System, per floor	\$68.00
Multifamily, new construction – Protective Signaling, per floor	\$68.00
Services or Feeders – Installation, Alterations or Relocation	
200 amps or less	\$110.00

201 amps to 400 amps	\$133.00
401 amps to 600 amps	\$189.00
601 amps to 1,000 amps	\$292.00
Over 1,000 amps or volts	\$583.00
Reconnection only	\$68.00
Temporary Services or Feeders – Installation, Alterations or Relocation	
200 amps or less	\$88.00
201 amps to 400 amps	\$133.00
401 amps to 600 amps	\$189.00
601 amps to 1,000 amps	\$292.00
Over 1,000 amps or volts	\$583.00
Branch Circuits – New, Alteration or Extension Per Panel	
With purchase of service or feeder – per each	\$8.00
Without service or feeder – first circuit	\$83.00
Each additional circuit	\$8.00
Renewal Energy Systems – Installation, Alterations or Relocation	
5 KVA or less	\$110.00
5.01 KVA through 15 KVA	\$133.00
15.01 KVA through 25 KVA	\$189.00
Over 25 KVA:	
Solar generation systems	\$189.00 + \$9/ea addtl
(permit charge will not increase beyond the calculation for 100 KVA = \$864.00)	KVA over 25 KVA
Wind generation systems	
25.01 KVA to 50 KVA	\$292.00
50.01 KVA to 100 KVA	\$583.00

Over 100 KVA	Calculated in accordance with OAR 918-30-0040
Misc Electrical Fees	
Each pump or irrigation circle	\$68.00
Each sign or outline lighting	\$68.00
Signal circuit(s) or a limited energy panel, alteration or extension – non-new residential and all commercial (new residential and multifamily construction see above)	\$68.00
Master Permit application fee, one time at initial application; renews annually	\$110.00
Master Permit inspection fee – per hour; incl travel time, inspection and report writing	\$88.00/hr
Other Electrical Fees	
Electrical plan review (when applicable)	25% of electrical permit fee
Additional plan review (minimum 1/2 hour)	\$88.00/hr
Re-inspection fee – per each	\$88.00/each
Each additional inspection over the allowable in any of the above	\$88.00/each
Inspections for which no fee is specifically indicated (minimum one hour)	\$88.00/hr
Inspections outside of normal business hours (minimum two hours)	\$132.00/hr
Investigation Fee: For commencement of work before obtaining a permit	Actual cost
Minimum Electrical Permit Fee	\$68.00

E. MECHANICAL PERMIT FEES

Residential

Air conditioner	\$44.00
Air handling unit of up to 10,000 cfm	\$31.00
Air handling unit 10,001 cfm and over	\$31.00
Appliance vent installation, relocation or replacement not included in an appliance permit	\$31.00
Attic/crawl space fans	\$22.00
Chimney/liner/flue/vent	\$22.00
Clothes dryer exhaust	\$22.00
Decorative gas fireplace	\$31.00
Ductwork only – no appliance/fixture	\$22.00
Evaporative cooler other than portable	\$44.00
Floor furnace, including vent	\$44.00
Flue vent for water heater or gas fireplace	\$22.00
Furnace – greater than 100,000 BTU	\$52.00
Furnace – up to 100,000 BTU	\$44.00
Gas or wood fireplace/insert	\$31.00
Gas fuel piping outlets: 1-4 outlets	\$13.00
Each addtl gas outlet > 4	\$4.00
Heat pump	\$44.00
Hood served by mechanical exhaust, including ducts for hood	\$31.00
Mini split system	\$75.00
Each additional mini split zone/head	\$31.00
Pool or spa heater, kiln	\$44.00
Range hood/other kitchen equipment	\$31.00
Suspended heater, recessed wall heater, or floor mounted unit heater	\$44.00
Ventilation fan connected to single duct	\$22.00
Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$31.00

Water heater – gas only	\$31.00
Wood/pellet stove	\$31.00
Other heating/cooling	\$44.00
Other fuel appliance	\$31.00
Other environment exhaust/ventilation	\$22.00
Commercial	
Fee Based on Valuation (and shall include materials, labor and profit)	
\$0.00 to \$500	\$88.00
\$501 to \$5,000	\$88.00 for the first \$500.00 and \$2.75 for each additional \$100.00 or fraction thereof
\$5,001 to \$10,000	\$211.75 for the first \$5,000 and \$2.20 for each additional \$100.00 or fraction thereof
\$10,001 to \$50,000	\$321.75 for the first \$10,000 and \$1.65 for each additional \$100.00 or fraction thereof
\$50,001 to \$100,000	\$981.75 for the first \$50,000 and \$1.38 for each additional \$100.00 or fraction thereof
\$100,001 and over	\$1,671.75 for the first \$100,000 and \$1.10 for each additional \$100.00 or fraction thereof
Other Mechanical Fees	
Mechanical plan review fee (when applicable)	25% of mechanical permit fee

Additional plan review (minimum 1/2 hour)	\$88.00/hr
Re-inspection fee – per each	\$88.00/each
Each additional inspection over the allowable in any of the above	\$88.00/each
Inspections for which no fee is specifically indicated (minimum one hour)	\$88.00/hr
Inspections outside of normal business hours (minimum two hours)	\$132.00/hr
Investigation Fee: For commencement of work before obtaining a permit	Actual cost
Minimum Mechanical Permit Fee	\$88.00

F. PLUMBING PERMIT FEES

Plumbing Permit Fees	
New 1 and 2 Family Dwellings*	
One bathroom, one kitchen	\$402.00
Two bathrooms, one kitchen	\$603.00
Three bathrooms, one kitchen	\$703.00
Each additional bathroom > 3 – or – kitchen > 1	\$167.00
Each addtl 100 ft or fraction thereof of site utilities – water, sewer, storm (which includes rain, footing, trench and leach)	\$67.00
*Includes one kitchen, first 100 feet each of site utilities, hose bibbs, ice makers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system. Half bath counted as whole.	
Commercial and Non-New Residential	
Site Utilities	
Sanitary Sewer: First 100 feet	\$89.00
Each additional 100 feet	\$67.00
Storm Sewer: First 100 feet	\$89.00
Each additional 100 feet	\$67.00

Water Service: First 100 feet	\$89.00
Each additional 100 feet	\$67.00
Manufactured Home Utilities, per space	\$72.00
Fixtures – per each	
Absorption valve	\$29.00
Back flow preventer	\$29.00
Backwater valve	\$29.00
Catch basin or area drain	\$29.00
Clothes washer	\$29.00
Dishwasher	\$29.00
Drinking fountain	\$29.00
Ejector/sump pumps	\$29.00
Expansion tank	\$29.00
Fixture cap	\$29.00
Floor drain/Floor sink/Hub drain	\$29.00
Garbage disposal	\$29.00
Hose bib	\$29.00
Ice maker	\$29.00
Interceptor/Grease trap	\$29.00
Manholes	\$29.00
Primer	\$29.00
Roof drain (commercial)	\$29.00
Sink/Basin/Lavatory	\$29.00
Solar unit (connected to potable water)	\$29.00
Storm water retention/Detention tank/Facility	\$80.00
Trench drain	\$29.00
Tub/Shower/Shower Pan	\$29.00
Urinal	\$29.00

Water closet	\$29.00
Water heater	\$29.00
Other – fixtures not listed, each	\$29.00
Replacing in-building water or sewer supply lines – per floor	\$156.00
Medical Gas – fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures and appliances.	
Fee Based on Valuation	
\$0.00 to \$500	\$88.00
\$501 to \$2,000	\$88.00 for the first \$500.00 and \$5.50 for each additional \$100.00 or fraction thereof
\$2,001 to \$25,000	\$170.50 for the first \$2,000 and \$19.80 for each additional \$1,000.00 or fraction thereof
\$25,001 to \$50,000	\$625.90 for the first \$25,000 and \$15.40 for each additional \$1,000.00 or fraction thereof
\$50,001 to \$100,000	\$1,010.90 for the first \$50,000 and \$9.90 for each additional \$1,000.00 or fraction thereof
\$100,001 and over	\$1,505.90 for the first \$100,000 and \$8.80 for each additional \$1,000.00 or fraction thereof
Residential Fire Suppression – Multipurpose/Continuous Loop System, fee includes plan review [See Structural Fee section for Standalone System]	
Square Footage of Area to be Covered	
First 2,000 sq. ft.	\$150.00
2,001 to 3,600 sq. ft	\$191.00
3,601 to 7,200 sq. ft	\$259.00

7,201 sq. ft. and greater	\$327.00
Other Plumbing Fees	
Plumbing plan review fee (when applicable) – Commercial	40% of commercial permit fee
Plumbing plan review fee (when applicable) – Residential	25% of residential permit fee
Additional plan review (minimum 1/2 hour)	\$88.00/hr
Medical Gas surcharge for contracted Plan Review services	\$220.00/plan review, payable prior to approval of final inspection
Medical Gas surcharge for contracted Inspection services	\$100.00/inspection, payable prior to approval of final inspection
Re-inspection fee – per each	\$88.00/each
Each additional inspection over the allowable in any of the above	\$88.00/each
Inspections for which no fee is specifically indicated (minimum one hour)	\$88.00/hr
Inspections outside of normal business hours (minimum two hours)	\$132.00/hr
Investigation Fee: For commencement of work before obtaining a permit	Actual cost
Minimum Plumbing Permit Fee	\$88.00

G. MISCELLANEOUS FEES

Permit Reinstatement fee – to renew already expired permit, as eligible and approved by the Building Official; subject to State Surcharge	50% of original permit fee
Permit Extension fee – to extend expiration on active permit after first courtesy extension has been used; not subject to State Surcharge	\$50.00/per extension
Temporary Certificate of Occupancy (30-day) –	Residential – \$100.00

issuance and extensions requires approval of Building Official	Commercial – \$300.00
Technology Fee – assessed on all specialty code, structural, plumbing, mechanical, manufactured dwelling, fire and electrical permits, planning and engineering applications, and point of sale items (documents, maps, air photos, etc.)	No change

(Res. 2154, 10-14-24; Res. 1900, 3-28-16)