



Oregon

Tina Kotek, Governor



Department of Consumer
and Business Services

May 16, 2025

To: Interested parties
From: Richard Donovan, policy advisor, policy and technical services
Subject: City of Florence proposed fee adoption

The State of Oregon Building Codes Division (division) has received the enclosed notice of intent to adopt building inspection program fees from the City of Florence on May 16, 2025. Pursuant to Oregon Administrative Rule 918-020-0220, municipalities seeking to adopt fees are required to provide all the following information to the division 45 days prior to the proposed adoptive date.

- A. The affected specialty code or program areas.
- B. A description of the proposed building inspection program fees including the approximate percentage change when applicable.
- C. The proposed effective date.
- D. The date of the last fee increase in the specialty code or program area if applicable.
- E. The anticipated date, time and location of the local municipal hearing scheduled pursuant to Oregon Revised Statute (ORS) 294.160.
- F. The name, phone number and title of a contact person.
- G. A narrative explaining the purpose of the proposed fee adoption.

The division is required to notify interested parties after receiving a notice of intent to adopt building inspection program fees from a municipality. Enclosed is the information provided to the division pursuant to the above administrative rule requirements.

If you have concerns about this proposed fee change, you may contact the municipality directly, or attend the local municipal hearing on:

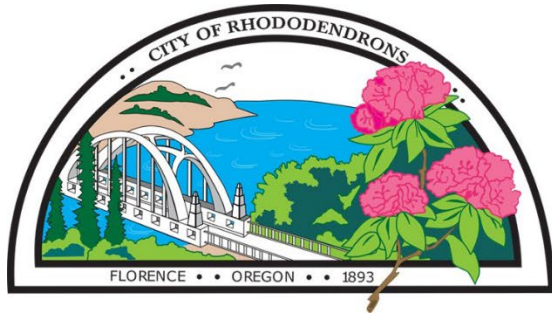
Hearing Date(s) and Time(s): June 30, 2025 at 5:30 p.m.

Address: Florence City Hall
250 Highway 101,
Florence, OR 97439

Contact information:

Dave Mortier, Building Official,
DaveM@nwcodepros.com, 541-997-2141
Wendy FarleyCampbell, Community Dev. Director
wendy.farleycampbell@ci.florence.or.us, 541-997-8237

If you still have unresolved concerns, you may, pursuant to ORS 455.210(3), appeal this fee adoption by sending a written request to the division. Appeal requests must be filed no later than 60 days after the fee adoption notice was received by the division.



City of Florence

250 Hwy 101, Florence, OR 97439
www.ci.florence.or.us

May 16, 2025

Oregon Department of Consumer & Business Services Building Codes Division
P.O. Box 14470
Salem, OR 97309-0440

Subject: City of Florence Proposed Fee Changes

In accordance with Oregon Administrative Rule 918-020-0220, the City of Florence is notifying the Oregon Building Codes Division of a proposed modification to the Building Department Fee Schedule.

The last fee change was July 1, 2024, when they increased to recover operational expenses after 18 years of no increases. The purpose of this fee increase is to continue to achieve cost recovery, purchase a replacement for the division's 19-year Ford Ranger, and establish a reserve. All specialty code programs are affected. Proposed changes include:

- 5% increase on structural, plumbing, mechanical and electrical fees (2.7 % CPI and 2.3% operations)
- 3% increase on technology fee to recover division related expenses on IT infrastructure upgrades
- Fees established for Change of Occupancy – Residential, inter-departmental administrative fee for division incurred expenses related to finance, HR, and other support services, and alternative methods review, and local appeal.

A City Council hearing is scheduled for June 30, 2025 at 5:30 pm at Florence City Hall, 250 Highway 101, Florence, OR 97439. Changes would become effective July 1, 2025.

For further information, interested parties can contact Dave Mortier, Building Official, at DaveM@nwcodepros.com or 541-997-2141 or Wendy FarleyCampbell, Community Development Director at wendy.farleycampbell@ci.florence.or.us or 541-997-8237.

Regards,

Wendy FarleyCampbell, AICP
Community Development Director



Public Works
2675 Kingwood St.
(541) 997-4106

**City Manager /
City Recorder**
250 Highway 101
(541) 997-3437

**Community Development:
Planning & Building**
250 Highway 101
(541) 997-8237

**Finance /
Utility Billing**
250 Highway 101
(541) 997-3436

Justice Center
900 Greenwood St.
(541) 997-3515

Florence Events Center
715 Quince St.
(541) 997-1994



City of Florence
Building permits and related fees

	Unit	FY 2024	FY 2025	Change	% Change
Structural permit fee - New Res Permit Fee table					
Valuation Fee					
\$1 - \$2000, \$121.29 Minimum fee	Base fee	115.52	121.29	5.78	5%
	Base fee	115.52	121.29	5.78	5%
\$2001 - \$25000, \$121.29 for the first \$2000 plus \$11.03 for each additional \$1000 or fraction thereof, to and including \$25000	per \$1,000 value	10.51	11.03	0.53	5%
	Base fee	357.25	374.98	17.73	5%
	per \$1,000 value	9.30	9.76	0.46	5%
\$25001 - \$50000, \$374.98 for the first \$25000 plus \$9.76 for each additional \$1000 or fraction thereof, to and including \$50000	Base fee	589.75	618.98	29.23	5%
	per \$1,000 value	7.41	7.78	0.37	5%
	Base fee	960.25	1,007.98	47.73	5%
	per \$1,000 value	4.38	4.60	0.22	5%
\$500001 - \$1000000, \$618.98 for the first \$50000 plus \$7.78 for each additional \$1000 or fraction thereof, to and including \$100000	Base fee	2,712.25	2,847.98	135.73	5%
	per \$1,000 value	3.10	3.25	0.15	5%
	Base fee	4,262.25	4,472.98	210.70	5%
	per \$1,000 value	2.12	2.22	0.11	5%
Minimum Fee	Minimum fee	115.52	121.29	5.78	5%
Structural Plans Review Fee	Percentage (%)	65% of structural permit fee	65% of Structural permit fee	N/A	N/A
State Surcharge	Percentage (%)	12% of building permit fee	12% of building	N/A	N/A
When applicable, structural permits use valuation as determined by ICC Building 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					
Plan Review and/or Permit fees for any applications and/or permits that are cancelled or withdrawn by the applicant, will be retained in the amount of the cost of the work already completed by the City/County. This applies to all disciplines					
Other inspections and miscellaneous fees					
<i>Applies to:</i> * Residential dwelling structural & mechanical * Commercial, multi-family & industrial structural & mechanical * Manufactured home placement					
Inspection outside of normal business hours- hourly	Per hour	180.00	189.00	9.00	5%
Reinspection - Per each	Per each	115.52	121.29	5.78	5%
Inspections for which no fee is specifically indicated	Per hour	115.52	121.29	5.78	5%
Each additional inspection, above allowable - per each	Per each	115.52	121.29	5.78	5%
Special inspection or consult - structural, per hour					
Additional plans review	Per Hour	115.52	121.29	5.78	5%
Seismic Surcharge - plan review on essential structures		1% of structural permit fee	1% of structural permit fee		
Fire and Life Safety Plans Review Fee	Percentage (%)	40% of structural permit fee	40% of structural permit fee	N/A	N/A
<i>Phased projects - plan review</i>					
<i>Applies to:</i> * Residential structural * Commercial, multi-family & industrial structural					
There shall be a minimum plans review phasing fee of \$226.80 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1500.00 per phase	Percentage (%)	10% of total project building permit fee, not to exceed \$1,500 for each phase	10% of total project building permit fee, not to	N/A	
Minimum Phasing fee	Minimum fee	226.80	238.14	11.34	5%
<i>Deferred submittal - plan review</i>					
<i>Applies to:</i> * Residential structural * Commercial, multi-family & industrial structural					
The plans review fee for processing deferred plan submittals shall be an amount equal to sixty-five percent (65%) of the building permit fee calculated in accordance with OAR 918-050-0170 using the value of the particular deferred portion of the project with a minimum fee of \$173.88. This fee is in addition to the project plans review fee based on total project value.	Percentage (%)	65% of building permit fee	65% of building permit fee	N/A	N/A
Minimum Deferral fee	Minimum fee	173.88	182.57	8.69	5%
Investigation fees - may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved.					
<i>Applies to ALL disciplines:</i> * Residential structural & mechanical * Commercial, multi-family & industrial structural & mechanical * Plumbing & Electrical * Manufactured home placement					
(For commencement of work before obtaining a permit or working over scope of an issued permit.) Actual or average cost of investigation to ensure the unpermitted work complies with the state building code. Permits for emergency repairs obtained within five business days after commencement of the repair are not subject to the "investigative fee."	Actual or average cost	Actual or average cost of investigation	Actual or average cost of investigation	N/A	N/A
Residential Fire Suppression- Standalone systems - fee includes plan review [See Plumbing Fee section for Continuous Loop/Multipurpose System]					
Square Footage of Dwelling to be covered					
0 - 2,000 Square feet	Flat fee	205.86	216.15	10.29	5%
2,001 - 3,600 Square feet	Flat fee	261.95	275.05	13.10	5%
3,601 - 7,200 Square feet	Flat fee	355.47	373.24	17.77	5%
Greater than 7,200 Square feet	Flat fee	449.06	471.52	22.45	5%

All other	Commercial Fire Suppression – Alarms/Sprinklers - separate Electrical Permit application may also be required			See Structural Permit Fee		
	Residential (excluding NEW One- and Two-Family Dwellings) - structural fee permit table					
	\$1 - \$500 \$121.29 Minimum fee	Base fee	115.52	121.29	5.78	5%
	\$501 - \$2000 \$121.29 for the first \$500 plus \$0.90 for each additional \$100 or fraction thereof, to and including \$2000	Base fee	115.52	121.29	5.78	5%
		per \$100 value	0.86	0.90	0.04	5%
	\$2001 - \$25000 \$134.79 for the first \$2000 plus \$19.85 for each additional \$1000 or fraction thereof, to and including \$25000	Base fee	128.42	134.79	6.37	5%
		per \$1,000 value	18.90	19.85	0.95	5%
	\$25001 - \$50000 \$591.34 for the first \$25000 plus \$14.29 for each additional \$1000 or fraction thereof, to and including \$50000	Base fee	563.12	591.34	28.22	5%
		per \$1,000 value	13.61	14.29	0.68	5%
	\$50001 - \$100000 \$948.59 for the first \$50000 plus \$9.76 for each additional \$1000 or fraction thereof, to and including \$100000	Base fee	903.37	948.59	45.22	5%
		per \$1,000 value	9.30	9.76	0.46	5%
	\$100001 - \$500000 \$1436.59 for the first \$100000 plus \$7.86 for each additional \$1000 or fraction thereof, to and including \$500000	Base fee	1,368.37	1,436.79	68.42	5%
		per \$1,000 value	7.48	7.86	0.37	5%
	\$500001 - \$1000000 \$4580.59 for the first \$500000 plus \$6.59 for each additional \$1000 or fraction thereof, to and including \$1000000	Base fee	4,360.37	4,580.59	220.22	5%
		per \$1,000 value	6.27	6.59	0.31	5%
	\$1,000,000 - \$10,000,000 \$7875.59 for the first \$1,000,000 plus \$4.37 for each additional \$1000 or fraction thereof, to and including \$10000000	Base fee	7,495.37	7,875.59	380.22	5%
		per \$1,000 value	4.16	4.37	0.21	5%
	\$10000001 and above \$47205.59 for the first \$10000000 plus \$3.97 for each additional \$1000 or fraction thereof	Base fee	44,935.37	47,205.59	2,270.22	5%
		per \$1,000 value	3.78	3.97	0.19	5%
	When a structural permit is required by code for retaining walls, decks, fences, accessory structures, etc – see Structural Permit fees by valuation			See "All Other Residential"		
	Structural demolition – complete demolition, not subject to State Surcharge			See "All Other Residential"		
	Structural alteration (not demo) – partial, soft, interior			See "All Other Residential"		
	Change of occupancy/use - tenant improvement, other - administrative			121.29		
	Commercial, multi-family, and industrial; new buildings, additions, and alterations - structural fee table					
	\$1 - \$500 \$121.29 Minimum fee	Base fee	115.52	121.29	5.78	5%
	\$501 - \$2000 \$121.29 for the first \$500 plus \$4.37 for each additional \$100 or fraction thereof, to and including \$2000	Base fee	115.52	121.29	5.78	5%
		per \$100 value	4.16	4.37	0.21	5%
	\$2001 - \$25000 \$186.84 for the first \$2000 plus \$17.62 for each additional \$1000 or fraction thereof, to and including \$25000	Base fee	177.92	186.84	8.92	5%
		per \$1,000 value	16.78	17.62	0.84	5%
	\$25001 - \$50000 \$592.10 for the first \$25000 plus \$13.26 for each additional \$1000 or fraction thereof, to and including \$50000	Base fee	563.86	592.10	28.24	5%
		per \$1,000 value	12.63	13.26	0.63	5%
	\$50001 - \$100000 \$923.60 for the first \$50000 plus \$9.37 for each additional \$1000 or fraction thereof, to and including \$100000	Base fee	879.61	923.60	43.99	5%
		per \$1,000 value	8.92	9.37	0.45	5%
	\$100001 - \$500000 \$1392.10 for the first \$100000 plus \$6.99 for each additional \$1000 or fraction thereof, to and including \$500000	Base fee	1,325.61	1,392.10	66.49	5%
		per \$1,000 value	6.65	6.99	0.33	5%
	\$500001 - \$1000000 \$4188.10 for the first \$500000 plus \$6.11 for each additional \$1000 or fraction thereof, to and including \$1000000	Base fee	3,985.61	4,188.10	202.49	5%
		per \$1,000 value	5.82	6.11	0.29	5%
	\$1000000 - \$10000000 \$7243.10 for the first \$1000000 plus \$3.97 for each additional \$1000 or fraction thereof, to and including \$10000000	Base fee	6,895.61	7,243.10	347.49	5%
		per \$1,000 value	3.78	3.97	0.19	5%
	\$10000001 and above \$42973.10 for the first \$10000000 plus \$3.81 for each additional \$1000 or fraction thereof	Base fee	40,915.61	42,973.10	2,057.49	5%
		per \$1,000 value	3.63	3.81	0.18	5%
Residential - Mechanical fee schedule - new construction, additions, and alterations						
	Air handling unit up to 10000 cfm	Per each appliance	43.24	45.41	2.16	5%
	Air handling unit 10001 cfm and over	Per each appliance	60.48	63.50	3.02	5%
	Air conditioner	Per each appliance	60.48	63.50	3.02	5%
	Appliance or piece of equipment regulated by code but not classified in other appliance categories	Per each appliance	43.24	45.41	2.16	5%
	Attic or crawl space fans	Per each appliance	43.24	45.41	2.16	5%
	Chimney/liner/flue/vent	Per each appliance	43.24	45.41	2.16	5%
	Clothes dryer exhaust	Per each appliance	43.24	45.41	2.16	5%
	Decorative gas fireplace	Per each appliance	60.48	63.50	3.02	5%
	Ductwork only – no appliance/apprutenance	Per each appliance	43.24	45.41	2.16	5%
	Evaporative cooler other than portable	Per each appliance	43.24	45.41	2.16	5%
	Heat Pump	Per each appliance	79.00	82.95	3.95	5%
	Floor furnace, including vent	Per each appliance	43.24	45.41	2.16	5%
	Flue vent for water heater or gas fireplace	Per each appliance	43.24	45.41	2.16	5%
	Furnace -- up to 100,000 btu	Per each appliance	60.48	63.50	3.02	5%
	Furnace -- greter than 100,000 btu	Per each appliance	71.06	74.62	3.55	5%
	Furnace/burner including duct work/vent/liner	Per each appliance	43.24	45.41	2.16	5%
	Gas or wood fireplace/insert	Per each appliance	120.96	127.01	6.05	5%
	Hydronic hot water system	Per each appliance	43.24	45.41	2.16	5%
	Installation or relocation domestic/type incinerator	Per each appliance	60.48	63.50	3.02	5%
	Suspended heater, recessed wall heater, or floor mounted heater	Per each appliance	60.48	63.50	3.02	5%
	Ventilation system not a portion of heating or air-conditioning system authorized by permit	Per each appliance	43.24	45.41	2.16	5%
	Mini Split System	Per each appliance	43.24	45.41	2.16	5%
	Clothes Dryer Exhaust	Per each appliance	43.24	45.41	2.16	5%
	Hood served by mechanical exhaust, including ducts for hood	Per each appliance	43.24	45.41	2.16	5%
	Oil tank/gas diesel generators	Per each appliance	36.04	37.84	1.80	5%
	Pool or spa heater, kiln	Per each appliance	36.04	37.84	1.80	5%
	Range hood/other kitchen equipment	Per each appliance	36.04	37.84	1.80	5%
	Repair, alteration, or addition to mechanical appliance including installation of controls	Per each appliance	43.24	45.41	2.16	5%
	Ventilation Fan Connected to a Single Duct	Per each appliance	30.24	31.75	1.51	5%
	Water heater	Per each appliance	43.24	45.41	2.16	5%
	Gas Piping: 1 to 4 Outlets	Base fee	18.52	19.45	0.93	5%
	Additional Outlets (each)	Per outlet	5.29	5.56	0.26	5%
	Wood/Pellet Stoves	Per each appliance	43.24	45.41	2.16	5%
	Other heating/cooling	Per each appliance	43.24	45.41	2.16	5%
	Other environment exhaust/ventilation	Per each appliance	30.24	31.75	1.51	5%
	Other fuel appliance	Per each appliance	60.48	63.50	3.02	5%
	Minimum Fee	Minimum fee	115.52	121.29	5.78	5%
	Mechanical Plan Review	Percentage (%)	25% of mechanical permit fee	25% of mechanical permit fee	N/A	N/A

Additional Plan Review (when applicable) - per hour		\$115.52, minimum one hour	\$121.29, minimum one hour		5%
State Surcharge	Percentage (%)	12% of building permit fee	12% of building permit fee	N/A	N/A
Reinspection - per each		115.52	121.29	5.78	5%
Each additional inspection, above allowable - per each		115.52	121.29	5.78	5%
Inspections for which no fee is specifically - per each indicated (as required)		115.52	121.29	5.78	5%
Inspection outside of normal business hours		150.00	157.50	7.50	5%
Investigation fee - Mechanical		See Structural Investigation Fees	See Structural Investigation Fees		

Commercial - Mechanical fee schedule; new construction, additions, and alterations

\$121.29 Minimum fee	Base fee	115.52	121.29	5.78	5%
\$501 - \$5000 - \$121.29 for the first \$500 plus \$4.13 for each additional \$100 or fraction thereof	Base fee	115.52	121.29	5.78	5%
	per \$100 value	3.93	4.13	0.20	5%
\$5,001 to \$10,000 - \$307.14 for the first \$5,000 plus \$3.81 for each additional \$1000 or fraction thereof	Base fee	292.37	307.14	14.62	5%
	per \$1,000 value	3.63	3.81	0.18	5%
\$10,001 to \$50,000 - \$326.19 for the first \$10,000 plus \$3.49 for each additional \$1000 or fraction thereof	Base fee	310.52	326.19	15.53	5%
	per \$1,000 value	3.33	3.49	0.17	5%
\$50001 - \$100,000 - \$465.79 for the first \$50,000 plus \$3.41 for each additional \$1000 or fraction thereof	Base fee	443.72	465.79	22.19	5%
	per \$1,000 value	3.25	3.41	0.16	5%
\$100001 - and over - \$636.29 for the first \$100000 plus \$3.18 for each additional \$100,000 or fraction thereof	Base fee	606.22	636.29	30.31	5%
	per \$1,000 value	3.02	3.18	0.15	5%
Mechanical Plans Review Fee	Percentage (%)	25% of mechanical permit fee	25% of mechanical permit fee	N/A	N/A
Additional Plan Review (when applicable) - per hour		\$115.52, minimum one hour	\$121.29, minimum one hour		
State Surcharge Fee	Percentage (%)	12% of mechanical permit fee	12% of mechanical permit fee	N/A	N/A

Reinspection - per each		115.52	121.29	5.78	5%
Each additional inspection, above allowable - per each		115.52	121.29	5.78	5%
Inspections for which no fee is specifically - per each indicated (as required)		115.52	121.29	5.78	5%
Inspection outside of normal business hours		\$180.00	180.00		
Investigation fee - Mechanical		See Structural Investigation Fees	See Structural Investigation Fees		

New 1&2 Family Dwelling plumbing - 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. Half bath counted as whole.

One bathroom, one kitchen		532.90	559.55	26.65	5%
Two bathrooms, one kitchen		800.08	840.08	40.00	5%
Three bathrooms, one kitchen		932.94	979.59	46.65	5%
Each additional bathroom > 3 - or - kitchen > 1		221.92	233.02	11.10	5%
Each additional 100 ft or fraction thereof of site utilities - water, sewer, storm (which includes rain, footing, trench, and leach) - first 100 ft included in bathroom/kitchen fee		92.23	96.84	4.61	5%

All other Residential additions; alterations, all multi-family, commercial, and industrial projects - plumbing permit fee schedule

Fixture or Item					
Absorption Valve	Per each fixture	40.07	42.07	2.00	5%
Back Flow Preventer	Per each fixture	40.07	42.07	2.00	5%
Backwater Valve	Per each fixture	40.07	42.07	2.00	5%
Clothes Washer	Per each fixture	40.07	42.07	2.00	5%
Dishwasher	Per each fixture	40.07	42.07	2.00	5%
Drinking Fountain	Per each fixture	40.07	42.07	2.00	5%
Ejectors/Sump Pump	Per each fixture	40.07	42.07	2.00	5%
Expansion Tank	Per each fixture	40.07	42.07	2.00	5%
Fixture Cap	Per each fixture	40.07	42.07	2.00	5%
Floor Drain/Floor Sink/Hub Drain	Per each fixture	40.07	42.07	2.00	5%
Garbage Disposal	Per each fixture	40.07	42.07	2.00	5%
Hose Bib	Per each fixture	40.07	42.07	2.00	5%
Ice Maker	Per each fixture	40.07	42.07	2.00	5%
Interceptor/Grease Trap	Per each fixture	40.07	42.07	2.00	5%
Primer	Per each fixture	40.07	42.07	2.00	5%
Repiping / retrofit water supply	Per each fixture	40.07	42.07	2.00	5%
Septic abandonment	Per each fixture	-	42.07	NEW	
Roof Drain (Commercial)	Per each fixture	40.07	42.07	2.00	5%
Sink/basin/lavatory	Per each fixture	40.07	42.07	2.00	5%
Alternate potable water heating system	Per each fixture	93.74	98.43	4.69	5%
Swimming pool piping		40.07	42.07	2.00	5%
Tub/Shower/Shower Pan	Per fixture	40.07	42.07	2.00	5%
Urinal	Per fixture	40.07	42.07	2.00	5%
Water Closet	Per fixture	40.07	42.07	2.00	5%
Water Heater	Per fixture	40.07	42.07	2.00	5%

	Other – plumbing		40.07	40.07		
	Interior Mainline Piping - same fee schedule as exterior piping		122.47 for first 100 ft of less, 92.23 for each addl 100 ft or fraction thereof	122.47 for first 100 ft of less, 92.23 for each addl 100 ft or fraction thereof		
Premise Site Utilities						
	The fees for exterior lines are in addition to the other fees.					
	Catch Basin/Area Drain	Per fixture	40.58	42.61	2.03	5%
	Trench Drain	Per fixture	60.48	63.50	3.02	5%
	Manholes	Per fixture	102.82	107.96	5.14	5%
	Fixture Cap/Sewer Cap	Per item/unit	108.86	114.31	5.44	5%
	Stormwater retention/detention tank/facility	Per item/unit	110.38	115.89	5.52	5%
Commercial and Non-New Residential						
Site Utilities						
	Sanitary Sewer - 1st 100 feet or less	1st 100 feet	122.47	128.60	6.12	5%
	Each additional 100 feet or fraction thereof	each additional 100 feet	92.23	96.84	4.61	5%
	Storm Sewer - 1st 100 feet or less	1st 100 feet	122.47	128.60	6.12	5%
	Each additional 100 feet or fraction thereof	each additional 100 feet	92.23	96.84	4.61	5%
	Water Service - 1st 100 feet or less	1st 100 feet	122.47	128.60	6.12	5%
	Each additional 100 feet or fraction thereof	each additional 100 feet	92.23	96.84	4.61	5%
	Manufactured Home Utilities	Per space	98.28	103.19	4.91	5%
Other miscellaneous plumbing inspections and fees						
	Reinspection – per each	\$91.68/each	115.52/each	121.29/each	5.78	5%
	Each additional inspection, above allowable – per each	\$91.68	115.52	121.29	5.78	5%
	Inspections for which no fee is specifically indicated (as required) – per hour	\$91.68/hour	115.52/hour	121.29/hour	5.78	5%
	Inspection outside of normal business hours – per hour	\$150/hour	180.00/hour	180.00/hour		
	Investigation fee - Plumbing	See Structural – Investigation Fees	See Structural Investigation Fees	See Structural Investigation Fees		
	Minimum fee - Plumbing	Flat fee	115.52	121.29	5.78	5%
	Plan review (when applicable) – residential	Percentage of Plumbing Permit Fee	25%	25%	N/A	N/A
	Plumbing Plan Review (when applicable) – commercial	40% of commercial plumbing permit fee	40%	40%	N/A	N/A
	Additional Plan Review (when applicable) – per hour, minimum one hour	\$91.68/hour	115.52/hour	121.29/hour		
	State surcharge	Percentage of Plumbing Permit Fee	12%	12%	N/A	N/A
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					
	0 - 2,000 Square feet	Flat fee	205.86	216.15	10.29	5%
	2,001 - 3,600 Square feet	Flat fee	261.95	275.05	13.10	5%
	3,601 - 7,200 Square feet	Flat fee	355.47	373.24	17.77	5%
	7201 sq ft and greater	Flat fee	449.06	471.52	22.45	5%
Commercial - Medical gas piping systems - plumbing permit fee schedule - fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures and appliances						
	\$1,000 - \$500 valuation	Flat fee	115.52	121.29	5.78	5%
	\$501 - \$2,000 valuation - \$121.29 for the first \$500 and \$7.94 for Each additional \$100 or portion thereof	Base fee	115.52	121.29	5.78	5%
		per \$100 value	7.56	7.94	0.38	5%
	\$2,001 - \$25,000 valuation - \$ 240.39 for the first \$2,000 and \$28.58 for Each additional \$1,000 or portion thereof	Base fee	228.92	240.39	11.45	5%
		per \$1,000 value	27.22	28.58	1.36	5%
	\$25,001 - \$50,000 valuation - \$897.73 for the first \$25,000 valuation and \$22.23 for Each additional \$1,000 or portion thereof	Base fee	854.98	897.73	42.75	5%
		per \$1,000 value	21.17	22.23	1.06	5%
	\$50,001 - \$100,000 valuation - \$1453.48 for the first \$50,000 valuation and \$14.29 for Each additional \$1,000 or portion thereof	Base fee	1,384.08	1,453.48	69.20	5%
		per \$1,000 value	13.61	14.29	0.68	5%
	\$100,001 and over valuation - \$2167.98 for the first \$100,000 valuation and \$12.70 Each additional \$1,000 or portion thereof	Base fee	2,064.58	2,167.98	103.23	5%
		per \$1,000 value	12.10	12.70	0.60	5%
	Minimum fee	Flat fee	115.52	121.29	5.78	5%
Electrical permit fee schedule						
New Residential						
	1,000 square feet or less	Base fee	272.16	285.77	13.61	5%
	Each additional 500 sq. ft. or portion thereof	per 500 sq. ft.	57.46	60.33	2.87	5%
	Limited energy Install- new residential construction	Flat fee	57.46	60.33	2.87	5%
	Each Manufactured Home or Modular Dwelling Service	Per Unit	155.74	163.52	7.79	5%
New Multi-family						
	New Multi-family Construction, fee for largest unit calculated using square feet rate plus 50 % of permit fee for each additional unit.					
	1,000 square feet or less	Each	272.16	285.77	13.61	5%
	Each additional 500 Square Feet or portion thereof	Each	57.46	60.33	2.87	5%
	Multifamily, new construction – Limited Energy System – per floor	Per Floor	98.28	103.19	4.91	5%
	Multifamily, new construction – Protective Signaling – per floor	Per Floor	98.28	103.19	4.91	5%
Services or Feeders						

Installation, alteration or relocation					
200 amps or less	Flat fee	155.74	163.52	7.79	5%
201 to 400 amps	Flat fee	198.07	207.98	9.90	5%
401 to 600 amps	Flat fee	264.60	277.83	13.23	5%
601 amps to 1,000 amps	Flat fee	397.66	417.54	19.88	5%
Over 1,000 amps or volts	Flat fee	725.76	762.05	36.29	5%
Reconnect only	Flat fee	117.94	123.83	5.90	5%
Temporary Services or Feeders					
Installation, alteration or relocation					
200 amps or less	Flat fee	114.91	120.66	5.75	5%
201 amps to 400 amps	Flat fee	184.46	193.69	9.22	5%
401 amps to 600 amps	Flat fee	229.82	241.32	11.49	5%
Over 601 amps or 1,000 volts (see above)					
Over 1000 amps or volts			See "Services or Feeders" section		
Branch Circuits					
New, alteration or Relocation					
a. The fee for branch circuits with the purchase of service or feeder -per each		12.10	12.70	0.60	5%
b. The fee for branch circuits without the purchase of service or feeder fee					5%
First branch circuit	First circuit	116.42	122.25	5.82	5%
Each additional branch circuit	Each additional circuit	12.10	12.70	0.60	5%
Miscellaneous					
Service or feeder not included					
Each pump or irrigation circle	Per each	98.28	103.19	4.91	5%
Each sign or outline lighting	Per each	98.28	103.19	4.91	5%
Signal circuit(s) or a limited energy panel alteration or extension	Per each system.	98.28	103.19	4.91	5%
Swimming Pool (incl panel, circuits and bonding)	Per each	98.28	103.19	4.91	5%
Renewable Energy					
Renewable energy for electrical systems- 5kva or less		114.91	120.66	5.75	5%
Renewable energy for electrical systems- 5.01kva through 15kva		171.86	180.46	8.59	5%
Renewable energy for electrical systems- 15.01kva through 25kva		229.82	241.32	11.49	5%
Renewable energy - solar generation over 25 kva		\$6.75 per kva over 25 kva, \$229.82 for first 25 kva – maximum fee at 100 kva or 736.07	\$7.09 per kva over 25 kva, \$241.31 for first 25 kva – maximum fee at 100 kva or \$ 772.87	.34 & 11.49 & 36.80	5%
Renewable energy for wind systems - 25.01kva through 50kva		397.66	417.54	19.88	5%
Renewable energy for wind systems - 50.01kva through 100kva		725.76	762.05	36.29	5%
Master Permit Program Fees					
Master Permit – application fee, one time at initial application; renews annually as applicable	Each	126.00	132.30	6.30	5%
Master Permit – inspection fee – per hour; includes travel time, inspection, and report writing	Hourly rate, Min. 1 hour	166.32	174.64	8.32	5%
Electrical Plan Review Fees					
Plan Review	% of Permit fee	25% of the permit fee	25% of the permit fee	N/A	N/A

Other miscellaneous electrical inspections and fees

Inspections Outside Normal Business Hours	per hour	180.00	180.00		
Reinspections	per each	113.40	119.07	5.67	5%
Each additional inspection, above allowable – per each	Per Each	113.40	119.07	5.67	5%
Inspections for which no fee is specifically indicated (as required) – per hour	per hour	166.32	174.64	8.32	5%
Additional plan review (when applicable) – per hour	per hour	110.88	116.42	5.54	5%
Investigation fee - Electrical	See Structural – Investigation Fees	See Structural Investigation Fees	See Structural Investigation Fees		
Minimum Fee – Electrical		110.88	116.42	5.54	5%
Electrical Permit Reinstatement Processing Fee					
Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once. The renewal fee shall be equal to the amount required for a new permit.	Amount per Electrical Permit Schedule	Amount for new permit	Amount for new permit	N/A	N/A

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.		NEW FEE			
Manufactured home placement permits						
	Manufactured Home Placement Fee	Flat fee	718.96	754.90	35.95	5%
	Required \$30 flat State Administrative fee, rate determined by the State.	Flat fee	30.00	30.00	N/A	N/A
	State Surcharge Fee: 12% of the Manufactured Home Placement fee	Percentage %	12% of Manufactured Home Placement fee	12% of Manufactured Home Placement fee	N/A	N/A
Additional Fees that may Apply						
	Inspection outside normal business hours	Per hour	180.00	189.00	9.00	5%
	Inspections for which no fee is specifically indicated	Per hour	115.52	121.29	5.78	5%
	Reinspection - per each		115.52	121.29		
	Each additional inspection, above allowable - per each		115.52	121.29		
	* 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. Inclusive language from Division 50 - OAR 918-050-0130					
	All accessory buildings or structures must be permitted separately--See Structural schedule by valuation for non-dwelling modular placements					
Solar						
	Structural Installation Permit					
	Solar--separate Electrical Permit application may also be required					
	Solar Permit - Prescriptive Path System, fee includes plan review.	Flat fee	\$315.00	330.75	15.75	5%
	Solar Permit - Non-Prescriptive Path System	Flat fee	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. Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.	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. Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.		
	State Surcharge	Percentage %	12% of Permit Fee	12% of Permit Fee	N/A	N/A
Miscellaneous Fees						
	Permit Reinstatement fee - to renew already expired permit, as eligible; subject to State Surcharge-based on percentage of work remaining nearest to 25%/50%/75% to complete the scope of work. If percentage remaining is > 75%, then a new permit application is required at full fee. (One permit reinstatement shall be allowed within 90 days of the expiration date. Anything past 90 days would not be eligible for renewal). See above for Electrical Reinstatement.	25%, 50%, 75%, New Permit + surcharge				
	Permit Extension fee - to extend expiration on active permit; not subject to State Surcharge (First extension is free. There is a maximum of 3 extensions allowed)	Flat fee	115.52 (NEW)	\$121.29		5%
	Copy fees (not subject to state surcharge)	Per each, first 5 copies are free	0.3 (NEW)	\$0.31		5%
	Returned Check fee (NSF) (not subject to state surcharge)	\$25.00	35 (NEW)	\$36		5%
	Master Plans - Structural - setup fee		\$150 (initial review at standard plan review rate) (NEW)	\$154		5%
	Master Plans - Structural - second and subsequent reviews		50% of initial plan review fee (NEW)	50% of initial plan review fee		
	Seismic Surcharge (Commercial)- Structural/Mechanical - review required on all essential structures		1% of building permit fee (NEW)	1% of building permit fee		
	Refund processing fee - not subject to State Surcharge	Flat fee	65.00	\$66.75		5%
	Expedited Plan Review fee - Structural, in addition to standard plan review fees - plan review services outside of normal timeframes established, must be pre-approved, subject to availability/resources	Hourly with 1 hour minimum	180.00	\$184.90		5%
	Residential and Non-residential structural Temporary Certificate of Occupancy- 60 days	Flat fee	185.00	\$121.29		
	Residential and Non-residential structural Temporary Certificate of Occupancy 60 day extension	Flat fee	115.52	\$121.29		
	Change of Occupancy - without additional work done requiring a permit (not subject to state surcharge)	Flat fee	115.52	\$121.29		
	Technology Fee for all applications, permits, and fees to support the maintenance, upgrade, and implementation of hardware and software to support permitting operations. Excludes all pass-through fees like Construction Excise and Surcharges and is non-refundable.		3% of all Building Division Fees (NEW)	6% of all Building Division		
	File Research (not subject to state surcharge)		Hourly at adopted staff billing rate with 1/ 2 hour minimum. (NEW)	Staff billing rate with 1/ 2 hour minimum		
	Administrative Utility Processing Fee (for processing utility permits, system development charges associated with specialty permits (not subject to state surcharge))		3% of the permit fee or charge (NEW)	3% of the utility or SDC permit fee or charge)		
	Administrative Fee (for processing non-remorseance, MOUs, deferral agreements, and private use of public right of way permits associated with)	Flat fee, plus county recording costs	115.52 (NEW)	\$130.00		
	Administrative Interdepartmental Services Fee (not subject to state surcharge)			5% of the permit fee or charge (NEW)		
	Community Development Fee (Permit center operations--customer information, planning and zoning, and utility review that are necessary prior to building plan review and are not covered under building plan review fees. Applies to all new residential and commercial structural permits/tenant infill. (not subject to state surcharge)		2% of the permit fee or charge (NEW)	5% of the permit fee or charge for structural permits		
	Building Appeal Filing Fee - Local Board of Appeals	Flat fee		163 (NEW)		
	Alternate Methods and Materials Review	Per/Hr		121 (NEW)		