

**CITY OF FLORENCE  
RESOLUTION NO. 36, SERIES 2022**

**A RESOLUTION REVISING BUILDING PERMITS FEES AND ESTABLISHMENT OF  
NEW FEES, RESCINDING RESOLUTION NO. 6 SERIES 2007**

RECITALS:

1. Oregon Revised Statute and Oregon Administrative Rules allows jurisdictions to recover costs associated with building permit program management and operations by charging fees associated with providing these services.
2. The review of plans and inspection of construction related to building plans is a legitimate public service to protect health, safety, and welfare.
3. Resolution No. 29 Series 2005 was approved establishing new methodology and setting fees for the issuance of building permits and related services and Resolution No. 6 Series 2007 was approved updating the building fee categories.
4. Updates in state statutes and rules require revised methodology of some fees, removing others and adding new service types such as renewable energy.
5. The fee amounts set in Resolution No. 29 Series 2005 have not increased since their establishment and thus do not collect the costs of providing building permit program management and operations services.

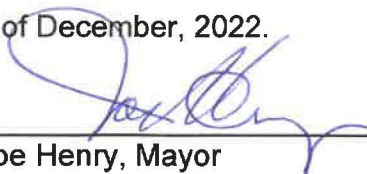
Based on these findings,

THE CITY COUNCIL OF THE CITY OF FLORENCE RESOLVES AS FOLLOWS:

1. The City approves Resolution 36, Series 2022 increasing all building permit fees, revising methodology of certain fees, establishing new fees, and removing others as set forth in Exhibit A, attached to and made part of Resolution No. 36, Series 2022.
2. This Resolution takes effect January 1, 2023.

ADOPTION:

This Resolution is passed and adopted on the 12th day of December, 2022.

  
\_\_\_\_\_  
Joe Henry, Mayor

Attest:  
  
\_\_\_\_\_  
Lindsey White, City Recorder

**Note:** This fee schedule update will replace the Community Development Building Permit and Related Fee's section of the City's consolidated rate schedule that can be viewed at this link: [https://www.ci.florence.or.us/sites/default/files/fileattachments/administrative\\_services/page/586/consolidated\\_rate\\_schedule\\_-\\_fy2022.pdf](https://www.ci.florence.or.us/sites/default/files/fileattachments/administrative_services/page/586/consolidated_rate_schedule_-_fy2022.pdf)

**Exhibit A**  
City of Florence  
*Building permits and related fees*

	Unit	FY 2023
<b>NEW One- and Two-Family Dwelling - Permit Fee table</b>		
<b>Valuation Fee</b>		
\$1 - \$2000, \$91.68 Minimum fee	Base fee	91.68
	Base fee	91.68
\$2001 - \$25000, \$91.68 for the first \$2000 plus \$8.34 for each additional \$1000 or fraction thereof, to and including \$25000	per \$1,000 value	8.34
	Base fee	283.50
\$25001 - \$50000, \$283.50 for the first \$25000 plus \$7.38 for each additional \$1000 or fraction thereof, to and including \$50000	per \$1,000 value	7.38
	Base fee	468.00
\$50001 - \$100000, \$468.00 for the first \$50000 plus \$5.88 for each additional \$1000 or fraction thereof, to and including \$100000	per \$1,000 value	5.88
	Base fee	762.00
\$100001 - \$500000, \$762.00 for the first \$100000 plus \$3.48 for each additional \$1000 or fraction thereof, to and including \$500000	per \$1,000 value	3.48
	Base fee	2,154.00
\$500001 - \$1000000, \$2154.00 for the first \$500000 plus \$2.46 for each additional \$1000 or fraction thereof, to and including \$1000000	per \$1,000 value	2.46
	Base fee	\$3,384.00
\$100001 and above, \$3384.00 for the first \$1,000,000 plus \$1.68 for each additional \$1000 or fraction thereof	per \$1,000 value	1.68
Minimum Fee	Minimum fee	91.68
Structural Plans Review Fee	Percentage (%)	65% of building permit fee
State Surcharge	Percentage (%)	12% of building permit fee
NEW - One and Two-Family Dwelling Permit fees are based upon valuation as determined by multiplying the square footage of the dwelling, garage, carport, and covered walks and patios by the "per square foot cost factor" identified in the Building Valuation Data Table". When applicable, structural permits use valuation as determined by ICC Building Valuation Table current as of April 1		
<b>Other inspections and miscellaneous fees</b>		
<i>Applies to :</i>		
* Residential dwelling structural & mechanical		
* Commercial, multi-family & industrial structural & mechanical		
* Manufactured home placement		
1. Inspection outside of normal business hours (minimum charge-two hours) - hourly	Per inspection	91.68
2. Re-inspection fees assessed under provisions of Building Division Administrative Rules Section 309.10	Per inspection	91.68
3. Inspections for which no fee is specifically indicated (minimum charge - one half hour)	Per inspection	91.68
4. Additional plans review required by changes, additions, or revisions to proposed or approved plans (minimum charge - one hour)	Per Hour	91.68
<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 \$150 for each separate phased portion of the project. In addition, a plans review phasing fee shall be charged in an amount equal to ten percent of the total project building permit fee calculated in accordance with OAR 918-050-160.	Percentage (%)	10% of total project building permit fee, not to exceed \$1,500 for each phase
Minimum Phasing fee	Minimum fee	180.00
<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 \$115. This fee is in addition to the project plans review fee based on total project value.	Percentage (%)	65% of building permit fee
Minimum Deferral fee	Minimum fee	138.00
<b>Investigation fees</b>		

Applies to ALL disciplines:

- \* 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
<b>Residential - Standalone fire systems - structural permit fee schedule</b>		
Square Footage of Dwelling (including garage) Permit/Plan Review Fee		
0 - 2,000 Square feet	Flat fee	163.38
2,001 - 3,600 Square feet	Flat fee	207.90
3,601 - 7,200 Square feet	Flat fee	282.12
Greater than 7,200 Square feet	Flat fee	356.40

**All other Residential (excluding NEW One- and Two-Family Dwellings) - structural fee permit table**

\$1 - \$500 \$91.68 Minimum fee	Base fee	91.68
\$501 - \$2000 \$91.68 for the first \$500 plus \$0.68 for each additional \$100 or fraction thereof, to and including \$2000	Base fee	91.68
	per \$100 value	0.68
\$2001 - \$25000 \$101.88 for the first \$2000 plus \$15.00 for each additional \$1000 or fraction thereof, to and including \$25000	Base fee	101.88
	per \$1,000 value	15.00
\$25001 - \$50000 \$446.88 for the first \$25000 plus \$10.80 for each additional \$1000 or fraction thereof, to and including \$50000	Base fee	446.88
	per \$1,000 value	10.80
\$50001 - \$100000 \$716.88 for the first \$50000 plus \$7.38 for each additional \$1000 or fraction thereof, to and including \$100000	Base fee	716.88
	per \$1,000 value	7.38
\$100001 - \$500000 \$1085.88 for the first \$100000 plus \$5.94 for each additional \$1000 or fraction thereof, to and including \$500000	Base fee	1085.88
	per \$1,000 value	5.94
\$500001 - \$1000000 \$3461.88 for the first \$500000 plus \$4.98 for each additional \$1000 or fraction thereof, to and including \$1000000	Base fee	3461.88
	per \$1,000 value	4.98
\$1,000,000 - \$10,000,000 \$5951.88 for the first \$1,000,000 plus \$3.30 for each additional \$1000 or fraction thereof, to and including \$10000000	Base fee	5951.88
	per \$1,000 value	3.30
\$10000001 and above \$35651.88 for the first \$10000000 plus \$3.00 for each additional \$1000 or fraction thereof	Base fee	35651.88
	per \$1,000 value	3.00
Minimum Fee	Minimum fee	91.68
Structural Plans Review Fee	Percentage (%)	65% of building permit fee
State Surcharge	Percentage (%)	12% of building permit fee
Fire and Life Safety Plans Review Fee	Percentage (%)	40% of building permit fee

**Commercial, multi-family, and industrial; new buildings, additions, and alterations - structural fee table**

\$1 - \$500 \$91.68 Minimum fee	Base fee	91.68
\$501 - \$2000 \$91.68 for the first \$500 plus \$3.30 for each additional \$100 or fraction thereof, to and including \$2000	Base fee	91.68
	per \$100 value	3.30
\$2001 - \$25000 \$141.18 for the first \$2000 plus \$13.32 for each additional \$1000 or fraction thereof, to and including \$25000	Base fee	141.18
	per \$1,000 value	13.32
\$25001 - \$50000 \$447.54 for the first \$25000 plus \$10.02 for each additional \$1000 or fraction thereof, to and including \$50000	Base fee	447.54
	per \$1,000 value	10.02
\$50001 - \$100000 \$698.04 for the first \$50000 plus \$7.08 for each additional \$1000 or fraction thereof, to and including \$100000	Base fee	698.04
	per \$1,000 value	7.08
\$100001 - \$500000 \$1052.04 for the first \$100000 plus \$5.28 for each additional \$1000 or fraction thereof, to and including \$500000	Base fee	1,052.04
	per \$1,000 value	5.28
\$500001 - \$1000000 \$3164.04 for the first \$500000 plus \$4.62 for each additional \$1000 or fraction thereof, to and including \$1000000	Base fee	3,164.04
	per \$1,000 value	4.62
\$1000000 - \$10000000 \$5474.04 for the first \$1000000 plus \$3.00 for each additional \$1000 or fraction thereof, to and including \$10000000	Base fee	5,474.04
	per \$1,000 value	3.00
\$10000001 and above \$32474.04 for the first \$10000000 plus \$2.88 for each additional \$1000 or fraction thereof	Base fee	32,474.04
	per \$1,000 value	2.88
Minimum Fee	Minimum fee	-
Structural Plans Review Fee	Percentage (%)	65% of building permit fee
State Surcharge	Percentage (%)	12% of building permit fee
Fire and Life Safety Plans Review Fee	Percentage (%)	40% of building permit fee

**Residential - Mechanical fee schedule - new construction, additions, and alterations**

Air Handling Units	Per appliance	34.32
Air conditioning	Per appliance	48.00
Alteration of Existing HVAC System	Per appliance	34.32
Heat Pump	Per appliance	62.70
Install/Replace Furnace (including duct work)		
Up to 100,000 btu	Per appliance	48.00
Over 100,000 btu	Per appliance	56.40
Install/Replace/Relocate Heaters Suspended, Wall or Floor Mounted	Per appliance	48.00
Appliance Vent other than Furnace (per appliance)	Per appliance	34.32
Mini Split	Per appliance	34.32
Dryer Exhaust	Per appliance	34.32
Hood	Per appliance	34.32
Exhaust Fan Connected to a Single Duct	Per appliance	24.00
Gas Piping: 1 to 4 Outlets	Base fee	14.70
Additional Outlets (each)	Per outlet	4.20
Masonry Fireplace	Per appliance	96.00
Wood, Pellet, or Gas Stoves or Inserts, including flu	Per appliance	34.32
Other	Per appliance	24.00
Minimum Fee	Minimum fee	91.68
Mechanical Plan Review	Percentage (%)	25% of mechanical permit fee
State Surcharge	Percentage (%)	12% of mechanical permit fee

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

\$1 - \$500 - \$91.68 Minimum fee	Base fee	91.68
\$501 - \$5000 - \$91.68 for the first \$500 plus \$3.12 for each additional \$100 or fraction thereof	Base fee	91.68
	per \$100 value	3.12
\$5,001 to \$10,000 - \$232.08 for the first \$5,000 plus \$2.88 for each additional \$1000 or fraction thereof	Base fee	232.08
	per \$1,000 value	2.88
\$10,001 to \$50,000 - \$246.48 for the first \$10,000 plus \$2.64 for each additional \$1000 or fraction thereof	Base fee	246.48
	per \$1,000 value	2.64
\$50001 - \$100,000 - \$352.08 for the first \$50,000 plus \$2.58 for each additional \$1000 or fraction thereof	Base fee	352.08
	per \$1,000 value	2.58
\$100001 - and over - \$481.08 for the first \$100000 plus \$2.40 for each additional \$100,000 or fraction thereof	Base fee	481.08
	per \$1,000 value	2.40
Mechanical Plans Review Fee	Percentage (%)	25% of mechanical permit fee
State Surcharge Fee	Percentage (%)	12% of mechanical permit fee

**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.**

1 Bathroom	438.00
2 Bathrooms	657.60
3 Bathrooms	766.80
Each Additional Kitchen and/or Bathroom	182.40

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

<b>Fixture or Item</b>	
Absorption Valve	Per fixture 31.80
Back Flow Preventer	Per fixture 31.80
Backwater Valve	Per fixture 31.80
Basins/Lavatories/Sinks	Per fixture 31.80
Clothes Washer	Per fixture 31.80
Dishwasher	Per fixture 31.80
Drinking Fountain(s)	Per fixture 31.80
Ejectors/Sump	Per fixture 31.80
Expansion Tank	Per fixture 31.80
Fixture/Sewer Cap	Per fixture 31.80
Floor Drains/Floor Sinks/Hub Drains	Per fixture 31.80
Garbage Disposal	Per fixture 31.80
Hose Bib	Per fixture 31.80
Ice Maker	Per fixture 31.80
Interceptor/Grease Trap	Per fixture 31.80

Primer(s)	Per fixture	31.80
Roof Drain (Commercial)	Per fixture	31.80
Solar Units (potable water)	Per item/unit	74.40
Sump	Per fixture	31.80
Tub/Shower/Shower Pan	Per fixture	31.80
Urinal	Per fixture	31.80
Water Closet	Per fixture	31.80
Water Heater	Per fixture	31.80
Interior Mainline Piping - same fee schedule as exterior piping		
<b>Premise Site Utilities</b>		
The fees for exterior lines are in addition to the other fees.		
Catch Basin/Area Drain	Per fixture	32.21
Trench Drain	Per fixture	48.00
Manufactured Home Utilities	Per each	78.00
Manholes	Per fixture	81.60
Rain Drain Connector	Per fixture	31.80
Sanitary Sewer - 1st 100 feet	1st 100 feet	97.20
Each additional 100 feet	each additional 100 feet	73.20
Fixture Cap	Per item/unit	86.40
Storm Sewer - 1st 100 feet	1st 100 feet	97.20
Each additional 100 feet	each additional 100 feet	73.20
Storm Water Retention, Detention or Infiltration Facility	Per item/unit	87.60
Water Service - 1st 100 feet	1st 100 feet	97.20
Each additional 100 feet	each additional 100 feet	73.20
<b>Other miscellaneous plumbing inspections and fees</b>		
Specially requested inspections	Per hour	91.68
Minimum fee	Flat fee	91.68
Plan review	Percentage of Plumbing Permit Fee	25%
State surcharge	Percentage of Plumbing Permit Fee	12%
<b>Residential - Multi-purpose fire sprinkler systems - plumbing permit fee schedule</b>		
Square Footage of Dwelling (including garage) Permit/Plan Review Fee		
0 - 2,000 Square feet	Flat fee	163.38
2,001 - 3,600 Square feet	Flat fee	207.90
3,601 - 7,200 Square feet	Flat fee	282.12
Greater than 7,200 Square feet	Flat fee	356.40
<b>Commercial - Medical gas piping systems - plumbing permit fee schedule</b>		
\$1.00 - \$500 valuation	Flat fee	91.68
\$501 - \$2,000 valuation - \$91.68 for the first \$500 and \$6.00 for Each additional \$100 or portion thereof	Base fee	91.68
	per \$100 value	6.00
\$2,001 - \$25,000 valuation - \$181.68 for the first \$2,000 and \$21.60 for Each additional \$1,000 or portion thereof	Base fee	181.68
	per \$1,000 value	21.60
\$25,001 - \$50,000 valuation - \$678.48 for the first \$25,000 valuation and \$16.80 for Each additional \$1,000 or portion thereof	Base fee	678.48
	per \$1,000 value	16.80
\$50,001 - \$100,000 valuation - \$1,098.48 for the first \$50,000 valuation and \$10.80 for Each additional \$1,000 or portion thereof	Base fee	1,098.48
	per \$1,000 value	10.80
\$100,001 and over valuation - \$1,638.48 for the first \$100,000 valuation and \$9.60 Each additional \$1,000 or portion thereof	Base fee	1,638.48
	per \$1,000 value	9.60
Minimum fee	Flat fee	91.68
<b>Electrical permit fee schedule</b>		
<b>New Residential</b>		
New 1&2 family per dwelling unit. Includes attached garage. Service included.		
1,000 square feet or less	Base fee	216.00
Each additional 500 sq. ft. or portion thereof	per 500 sq. ft.	45.60
Limited energy Install 1 & 2 Family, when in conjunction with home wiring permit	Flat fee	45.60
Each Manufactured Home or Modular Dwelling Service and/or Feeder	Per Unit	123.60
<b>New Multi-family</b>		

New Multi-family Construction, fee for largest unit calculated using square feet rate plus 50 % of permit fee for each additional unit using the calculation of the largest unit. (applies to three or more units)		
1,000 square feet or less	Flat fee	216.00
Each additional 500 Square Feet or portion thereof	Flat fee	45.60
<b>Services or Feeders</b>		
Installation, alteration or relocation		
200 amps	Flat fee, per unit	123.60
201 to 400 amps	Flat fee, per unit	157.20
401 to 600 amps	Flat fee, per unit	210.00
601 amps to 1,000 amps	Flat fee, per unit	315.60
Over 1,000 amps or volts	Flat fee, per unit	576.00
Reconnect only	Flat fee, per unit	93.60
<b>Temporary Services or Feeders</b>		
Installation, alteration or relocation		
200 amps or less	Flat fee, per unit	91.20
201 amps to 400 amps	Flat fee, per unit	146.40
401 amps to 600 amps	Flat fee, per unit	182.40
Over 600 amps or 1,000 volts (see above)		
<b>Branch Circuits</b>		
New, alteration or extension per panel		
a. The fee for branch circuits with the purchase of service or feeder fee		9.60
b. The fee for branch circuits without the purchase of service or feeder fee		
First branch circuit	First circuit	92.40
Each additional branch circuit	Each additional circuit	9.60
<b>Miscellaneous</b>		
Service or feeder not included		
Each pump or irrigation circle	Per unit	78.00
Each sign or outline lighting	Per unit	78.00
Signal circuit(s) or a limited energy panel alteration or extension	Per circuit	78.00
<b>Renewable Energy</b>		
Renewable energy for electrical systems- 5kva or less		\$91.20
Renewable energy for electrical systems- 5.01kva through 15kva		\$136.40
Renewable energy for electrical systems- 15.01kva through 25kva		\$182.40
Renewable energy - solar generation over 25 kva	\$6.75 per kva over 25 kva, \$182.40 for first 25 kva – maximum fee at 100 kva	
Renewable energy for wind systems - 25.01kva through 50kva		\$315.60
Renewable energy for wind systems - 50.01kva through 100kva		\$576.00
<b>Master Permit Program Fees</b>		
Registration - Set-Up	Per covered facility	100.00
Inspection and administrative activities (per hour or fraction of hour) + mileage and lodging if applicable per US GSA for the region	Hourly rate	132.00
<b>Electrical Plan Review Fees</b>		
Plan Review	% of Permit fee	25% of the permit fee

**Other miscellaneous electrical inspections and fees**

Inspections Outside Normal Business Hours	Per hour or fraction thereof	180.00
Reinspections	Per inspection	90.00
Inspections beyond those covered by original permit	Per Inspection	90.00
Other inspections not specifically identified elsewhere	Per hour or fraction thereof	132.00
Additional plan review for changes, additions, or revisions to approved plans, per 1/2 hour review increments	per half hour review time	66.00

**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
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**Manufactured home placement permits**

Manufactured Home Placement Fee	Flat fee	570.60
Required \$30 flat State Administrative fee, rate determined by the State.	flat fee	30.00
State Surcharge Fee: 12% of the Manufactured Home Placement fee	Percentage %	12% of Manufactured Home Placement fee
<b>Additional Fees that may Apply</b>		
Inspection outside normal business hours	Per hour	91.68
Inspections for which no fee is specifically indicated	Per hour	91.68

All accessory buildings or structures must be permitted separately

**Solar Structural Permit**

Solar--separate Electrical Permit application may also be required  
Solar Permit – Prescriptive Path System, fee includes plan review.

Solar Permit – Non-Prescriptive Path System

Flat fee	\$250.00
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
Percentage %	12% of Permit Fee

**Miscellaneous Fees**

Permit Reinstatement fee – to renew already expired permit, as eligible; subject to State Surcharge- based on percentage of work remaining nearest 25%, 50%, 75%, 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)

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 91.68