

### 3. BUILDING

#### 3.1 Residential Building Permits

A. **Structural Permits**—Valuation shall be calculated in accordance with OAR 918-050-0100.

1. Permit	<u>Base Fee</u>	<u>Plus each additional \$1000 of BV</u>
\$1 to \$5000	\$ 125.00	\$ -
\$5,001 to \$25,000	125.00	12.92
\$25,001 to \$50,000	383.40	9.60
\$50,001 to \$100,000	623.40	6.46
Over \$100,000	946.40	5.46
Minimum permit fee	125.00	

Permit fees from calculation of total valuation from the square footage of the improvement

**Fee Table for New Single Family Houses and New Accessory Dwelling Units only.**

2. Permit	<u>Base Fee</u>	<u>Plus each additional \$1000 of BV</u>
\$1 to \$5000	\$ 125.00	\$ -
\$5,001 to \$25,000	125.00	9.04
\$25,001 to \$50,000	305.80	6.72
\$50,001 to \$100,000	475.00	4.52
\$100,000 to \$170,000	701.00	3.82
Over \$170,000	1,328.60	5.46
Minimum permit fee	125.00	

Permit fees from calculation of total valuation from the square footage of the improvement

**3. Stand-alone Fire Suppression Systems (requires a backflow device installed by licensed plumbing contractor or persons exempt from licensing)**

	<u>Fee</u>
0 sq. ft. to 2,000 sq. ft.	\$ 146.50
2,001 sq. ft. to 3,600 sq. ft.	220.00
3,601 sq. ft. to 7,200 sq. ft.	275.00
\$7,201 sq. ft. and greater	512.00

**4. Annual Adjustment.** Residential permit fees 1-3 shall be automatically adjusted each July 1st based on the percentage of the change in the Portland, Oregon Consumer Price Index (CPI-W) second half report, published in the preceding February of each year, effective July 1st, 2016 ending July 1st, 2020.

	<u>Fee</u>
<b>5. Initial Plan Review Fees</b>	75% of the permit fee
<b>6. Plan Review Fees Required/Requested by Changes, Additions, Revisions</b>	75/hr. (1 hr. min.)
<b>7. Third Party Plan Review Fee (for transfer of plan review to a third party)</b>	10% of the permit fee (\$65 min.)
<b>8. Residential Solar PV Installation</b>	\$ 100.00
<b>9. Investigation Fee</b>	\$ 105.00 per hour (minimum one hour)

### 3. BUILDING (continued)

<b>B. Mechanical Permits—Fees per current Mechanical Permit application</b>	<b>Fee</b>
1. Minimum Permit Fee	\$ 136.00
<b>2. HVAC</b>	
For the installation of:	
Air handling unit including ducts:	
Up to 10,000 cfm	24.00
Over 10,000 cfm	27.00
Air conditioning/heat pump (site plan required)	42.00
Alteration of existing HVAC system	19.50
Boiler/compressor	19.50
Install/relocate/replace furnace/burner including ductwork and vent:	
Up to 100,000 BTU/H	19.50
Over 100,000 BTU/H	23.00
Install/relocate/replace heaters (room, suspended, wall- or floor-mounted)	19.50
Vent for other than furnace	19.50
<b>3. Environmental Exhaust and Ventilation</b>	<b>Fee</b>
For the installation of:	
Appliance vent	\$ 16.00
Dryer exhaust	13.00
Each hood that is served by a mechanical exhaust or air conditioning	11.00
Exhaust system with single duct (bath fan) each	9.00
Exhaust system apart from heating or air conditioning	13.00
<b>4. Fuel Piping and Distribution</b>	
LPG-NG-Oil fuel piping:	
Up to 4 outlets (includes gas tag)	23.00
Each additional outlet over 4	2.50
<b>5. Other Listed Application or Equipment</b>	
Decorative fireplace or insert	37.00
Woodstove/pellet stove	49.00
For each appliance or piece of equipment regulated by the code but not classed in other appliance categories, for which no other fee is listed in this code, or for which there is an alteration or extension of an existing mechanical system	19.50
<b>6. Annual Adjustment.</b> Mechanical permit fees 1-5 shall be automatically adjusted each July 1st based on the percentage of the change in the Portland, Oregon Consumer Price Index (CPI-W) second half report, published in the preceding February of each year, effective July 1st, 2016 ending July 1st, 2020.	
7. Plan Check Fee	25% of the permit fee
8. Investigation Fee	\$105.00 per hour (minimum one hour)

### 3. BUILDING (continued)

<b>C. Plumbing Permits—Fees per current Plumbing Permit application</b>	<b>Fee</b>
1. Minimum Permit Fee	\$ 132.00
<b>2. Total Bathrooms Per Dwelling</b>	
1 bath dwelling (includes 1 kitchen)	545.60
2 bath dwelling (includes 1 kitchen)	602.95
3 bath dwelling (includes 1 kitchen)	716.10
Additional bathroom/kitchen	285.20
Includes the first 100 ft. of water piping, sanitary and storm sewer lines, hose bibs, icemakers, under floor low point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system.	
<b>3. Additions, Alterations, and Repairs (per fixture)</b>	28.00
<b>4. Utilities per 100 feet</b>	100.00
Catch basin	44.00
Drywells each	44.00
Footing drain (per 100 lin. ft.)	86.00
Rain drain connector	44.00
Manholes each	86.00
<b>5. Interior Piping (per 100 lin. ft.)</b>	
1st floor	85.00
Each additional Floor	30.00
<b>6. Multipurpose or Continuous Loop Fire Suppression Systems</b>	
0 sq. ft. to 2,000 sq. ft.	146.50
2,001 sq. ft. to 3,600 sq. ft.	220.00
3,601 sq. ft. to 7,200 sq. ft.	275.00
\$7,201 sq. ft. and greater	512.00
<b>7. Annual Adjustment.</b> Plumbing permit fees 1-6 shall be automatically adjusted each July 1st based on the percentage of the change in the Portland, Oregon Consumer Price Index (CPI-W) second half report, published in the preceding February of each year, effective July 1st, 2016 ending July 1st, 2020.	
<b>D. Other Inspections and Fees</b>	<b>Fee per hour</b>
1. Minimum Inspection Fee	\$ 132.00
2. Inspections outside of normal business hours (Must be preapproved by applicant)	98/hr. (2 hr. min.)
3. Inspections for which no fee is specifically indicated (Must be preapproved by applicant)	75/hr
4. Re-inspection fee	75/hr
5. Replacement sheets (each)	23/sheet
6. Investigation fee	105.00 per hour (minimum one hour)

### 3. BUILDING (continued)

**E. Manufactured Dwelling and Cabana Installation Permits**— All jurisdictions in the Tri-County area shall charge a single fee for the installation and set-up of manufactured homes. This single fee shall include the concrete slab, runners, or foundations when they comply with the prescriptive requirements of the Oregon Manufactured Dwelling standard, electrical feeder and plumbing connections, and all cross-over connections.

	<u>Fee</u>
<b>1. Installation permit</b>	\$ 445.00
<b>2. Earthquake-resistant bracing</b>	135.00
<b>3. Re-inspection</b>	135.00
<b>4. Statewide code development, training and monitoring fee</b> (in addition to all other manufactured dwelling fees and charges)	30.00

#### 3.2 Commercial/Industrial Building Permits

**A. Structural Permits**—Valuation shall be calculated in accordance with OAR 918-050-0110.

	<u>Base Fee</u>	<u>Plus each additional \$1000 of BV</u>
<b>1. Permit</b>		
\$1 to \$5000	\$ 125.00	\$ -
\$5,001 to \$25,000	125.00	12.92
\$25,001 to \$50,000	383.40	9.60
\$50,001 to \$100,000	623.40	6.46
Over \$100,000	946.40	5.46
Minimum permit fee	125.00	

Permit fees from calculation of total valuation from the square footage of the improvement

**2. Annual Adjustment.** Commercial structural permit fee 1 shall be automatically adjusted each July 1st based on the percentage of the change in the Portland, Oregon Consumer Price Index (CPI-W) second half report, published in the preceding February of each year, effective July 1st, 2016 ending July 1st, 2020.

	<u>Fee</u>
<b>3. Initial Plan Review Fees</b>	75% of the permit fee
<b>4. Plan Review Fees Required/Requested by Changes, Additions, Revisions</b>	\$75/hr. (1 hr. min.)
<b>5. Fire and Life Safety Plan Review Fee</b> (commercial only) (Based on valuation of total improvements or \$50.00/hr. to review a Fire and Life Safety Master Plan) (Hourly charge must be approved by Applicant)	50% of structural permit fee
<b>6. Seismic Site Hazard Report Review</b>	1% of total structural and mechanical fees
<b>7. Investigaiton Fee</b>	\$105.00 per hour (minimum one hour)

### 3. BUILDING (continued)

**B. Mechanical Permits**—Valuation shall be calculated on the value of the equipment and installation costs.

**1. Use this section for commercial installation, replacement or relocation of non-portable mechanical equipment or mechanical work not covered previously. Indicate the value of all mechanical labor, materials, and equipment.**

	<u>Base Fee</u>	<u>Plus each additional \$1000 of BV</u>
<b>1. Permit Fee:</b>		
\$1 to \$5,000	\$136.00	\$ -
\$5,001 to \$10,000	\$136.00	2.10
\$10,001 to \$100,000	\$241.00	16.00
Over \$100,000	\$1,681.00	10.88
Minimum permit fee	\$136.00	

**2. Annual Adjustment.** Commercial mechanical permit fee 1 shall be automatically adjusted each July 1st based on the percentage of the change in the Portland, Oregon Consumer Price Index (CPI-W) second half report, published in the preceding February of each year, effective July 1st, 2016 ending July 1st, 2020.

**3. Plan review fee** 25% of mechanical permit fee

**4. Plan Review Fees Required/Requested by Changes, Additions, Revisions** \$75/hr. (1 hr. min.)

**5. Investigation Fee** \$105.00 per hour (minimum one hour)

**C. Plumbing Permits**

	<u>Fee</u>
<b>1. Additions, Alterations, and Repairs (per fixture)</b>	\$ 28.00
<b>2. Utilities per 100 feet</b>	100.00
Catch basin	44.00
Drywells each	44.00
Footing drain (per 100 lin. ft.)	86.00
Rain drain connector	44.00
Manholes each	86.00
<b>3. Interior Piping (per 100 lin. ft.)</b>	
a. by fixture	28.00
<b>4. Minimum permit fee</b>	132.00

**5. Annual Adjustment.** Commercial plumbing permit fees 1-4 shall be automatically adjusted each July 1st based on the percentage of the change in the Portland, Oregon Consumer Price Index (CPI-W) second half report, published in the preceding February of each year, effective July 1st, 2016 ending July 1st, 2020.

### 3. BUILDING (continued)

<b>6. Initial Plan Review Fees</b>	30% of the Plumbing permit fees	
<b>7. Plan Review Fees Required/Requested by Changes, Additions, Revisions</b>	\$75/hr. (1 hr. min.)	
<b>8. Medical Gas Permits:</b> Valuation shall be calculated on the value of the equipment and installation costs.		
<b>Medical Gas Permit Fees:</b>		
	<u>Base Fee</u>	<u>Plus each additional \$100 of BV</u>
\$1 to \$6,500	\$ 85.00	\$ -
\$6,501 to \$10,000	85.00	1.73
		<u>Plus each additional \$1000 of BV</u>
\$10,001 to \$100,000	145.50	10.50
Over \$100,000	1,090.50	7.25
Minimum permit fee	85.00	
 <b>D. Other Inspections and Fees</b>		
	<u>Fee</u>	
<b>1. Inspections outside of normal business hours</b> (Must be preapproved by applicant)	\$98/hr. ( 2 hr min.)	
<b>2. Inspections for which no fee is specifically indicated</b> (Must be preapproved by applicant)	75/hr	
<b>3. Re-inspection fee</b>	75/hr	
<b>4. Replacement sheets (each)</b>	23/sheet	
<b>5. Investigation fee</b>	105.00 per hour (minimum one hour)	
<b>6. Plan Reviews not designated elsewhere</b>	30% of the permit fee	
<b>7. Certificate of Occupancy</b>	180	
<b>8. Temporary Certificate of Occupancy</b>	180.00	
<b>9. Change of use/occupancy</b>	300.00	
 <b>E. Deferred Submittal Fee</b> (in addition to project plan review fee)		
(OAR 918-050-0170)	\$250 + 10% of deferred item permit fee per deferred submittal (minimum \$300)	
 <b>F. Phased Permit Fee</b> (in addition to project plan review fee)		
(OAR 918-050-0160)	\$250 + 10% of total project permit fee per phase (minimum \$300, not to exceed \$1,500 per phase)	

### 3. BUILDING (continued)

#### 3.3 Permit Related Fees

	<u>Fee</u>
<b>A. A State surcharge shall be collected in an amount as required by State law.</b>	
<b>B. Building Moving/Demolition Permits</b>	
2,000 sq. ft. or less	\$ 78.00
Each additional 1,000 sq. ft.	38.00
Plan Review Fee	65% of the permit fee
<b>C. Prefabricated Structures</b>	Per current permit fees
<b>D. Temporary Structures</b>	Per current permit fees
<b>E. Manufactured Dwelling Parks and Mobile Home Parks</b> (OAR. Division 650.Table 1) plus 30%	Per current State of Oregon permit fee
<b>F. Recreational Parks and Organizational Camps</b> (OAR. Division 650.Table 1) plus 30%	Per current State of Oregon permit fee
<b>G. Miscellaneous Building Valuations</b>	
<b>1. Retaining Walls</b>	<u>Fee</u>
To 8 ft. high, including footing	\$ 254/lin. ft.
Over 8 ft. high	276/lin. ft.
<b>2. Fences</b>	
Over 6 ft. to 8 ft. high	15/lin. ft.
<b>3. Concrete Slabs on Grade Foundations</b> —For house moves, modular buildings, pole buildings, etc.	
<b>Plain concrete:</b>	
4-in. slab	3.00/sq. ft.
5-in. slab	3.10/sq. ft.
6-in. slab	3.25/sq. ft.
Reinforced concrete	Add 1.15/sq. ft.
<b>4. Crawl Space Foundations</b>	
For house moves, modular, etc.	7.50/sq. ft.
<b>5. Accessory Buildings</b>	
With floor slab	55/sq. ft.
Without floor slab	28/sq. ft.

### 3. BUILDING (continued)

#### 6. Pole Buildings

	<u>Fee</u>
Up to and including 14-ft. eave height	\$ 32/sq. ft.
Over 14-ft. eave height	45/sq. ft.
<b>For insulation:</b>	
Roof—add	0.35/sq. ft.
Slab—add	0.35/sq. ft.
Wall—add	0.35/sq. ft.
For slabs on grade	see section III.H.3 for fees

#### 7. Swimming Pools (pool only/deck extra)

Concrete or unite	70/sq. ft.
Plastic below ground	45/sq. ft.

### 3.4 In-Fill and Grading

#### A. In-Fill and Grading Permit Fees

	<u>Fee</u>
1-50 cubic yards	\$ 100
51 to 100 cubic yards	150
101 to 1,000 cubic yards	200
1,001 to 10,000 cubic yards	250
10,001 cubic yards or more	Total hourly cost*

\*Cost to include supervision, overhead, equipment, hourly wages, and benefits of employees involved

#### B. In-Fill and Grading Plan Review Fees

1-50 cubic yards	100
51 to 100 cubic yards	150
101 to 1,000 cubic yards	200
1,001 to 10,000 cubic yards	250
10,001 cubic yards or more	Total hourly cost*

\*Cost to include supervision, overhead, equipment, hourly wages, and benefits of employees involved

#### C. Other Inspections and Fees

<b>1. Inspections outside normal business hours</b>	\$75/hr. ( 2 hr.min.)
<b>2. Re-inspection fee</b>	75/hr.
<b>3. Inspections for which no fee is specifically indicated</b>	75/hr.

### 3. BUILDING (continued)

#### 3.5 Penalties

	<u>Fee</u>
Penalties (each day that a violation exists is a separate offense)	
Violation of vacant building standards (Ord. #1464, adopted 1980)	up to \$300
Interference with fire control device (Ord. #1515, adopted 1982)	up to \$750
Swimming pool barrier violation (Ord. #1430, adopted 1979)	up to \$100 per week <sup>[2]</sup>
Building relocation violation (Ord. #1952, adopted 2005)	not less than \$1,000
Failure to comply with stop work order (Ord. #1881, adopted 2000)	up to \$1,000
Any violation of Title 15 for which a specific penalty has not been expressly provided (Ord. #2011, adopted 2010)	up to \$1,000

#### 3.6 Specialty Code Penalty (1)

	<u>Fee</u>
<b>A. Penalty</b>	
Violation of various Specialty Codes (building, plumbing, mechanical, electrical) (Ord. #1814, adopted 1997, and Ord. #2011, adopted 2010)	up to \$1,000 per day, (max. \$5,000)
<b>B. Fee</b>	
Appeal of Specialty Code violation (Ord. #2011, adopted 2010)	250.00

(2) Each week that this violation exists is a separate offense.