

2. BUILDING

Building fees include structural, mechanical, plumbing, and electrical charges. Fees are applicable to residential, commercial, and industrial properties unless otherwise specified.

Annual Adjustment

Structural, mechanical, electrical and plumbing designated permit fees shall be automatically adjusted by 2.5% each July 1st based on the average percentage of the changes in the Western Consumer Price Index (CPI-U) second half report, published in February for the last 5 years, effective July 1, 2023 ending July 1, 2028.

a. Structural Permits¹

Valuation shall be calculated in accordance with OAR 918-050-0100.

Residential/Commercial/Industrial:

Permit Size	Fiscal Year 2023 Base Fee	Plus each additional \$1,000 over base fee	Fiscal Year 2024 Base Fee	Plus each additional \$1,000 over base fee
\$1 to \$5,000	\$147.00	\$0.00	\$150.75	\$0.00
\$5,001 to \$25,000	\$147.00	\$15.15	\$150.75	\$15.50
\$25,001 to \$50,000	\$450.00	\$15.15	\$460.75	\$11.50
\$50,000 to \$100,000	\$730.50	\$7.60	\$748.25	\$7.80
Over \$100,000	\$1,110.50	\$6.35	\$1,138.25	\$6.50
Minimum permit fee	\$147.00	\$0.00	\$150.75	\$0.00

Permit Fee Table for New Single-Family Houses & New Accessory Dwelling Units Only:

Permit Size	Fiscal Year 2023 Base Fee	Plus each additional \$1,000 over base fee	Fiscal Year 2024 Base Fee	Plus each additional \$1,000 over base fee
\$1 to \$5,000	\$147.00	\$0.00	\$150.75	\$0.00
\$5,001 to \$25,000	\$147.00	\$10.55	\$150.75	\$10.80
\$25,001 to \$50,000	\$358.00	\$7.85	\$366.75	\$8.10
\$50,000 to \$100,000	\$554.25	\$5.25	\$569.25	\$5.45
\$100,001 to \$220,000	\$816.75	\$4.45	\$841.75	\$4.55
Over \$220,000	\$1,872.50	\$6.35	\$1,387.75	\$6.50
Minimum permit fee	\$147.00	\$0.00	\$150.75	\$0.00

¹ Permit fees are calculated based on the total valuation and square footage of the improvements.

Building continued

Stand-alone Fire Suppression Systems: Standalone System, fee includes plan review (requires a backflow device when connected to potable water installed by licensed plumbing contractor or person exempt from licensing):

Permit Size	Fiscal Year 2023 Base Fee	Fiscal Year 2024 Base Fee
0 sq. ft. to 2,000 sq. ft.	\$153.95	\$157.80
2,001 sq. ft. to 3,600 sq. ft.	\$231.15	\$236.90
3,601 sq. ft. to 7,200 sq. ft.	\$288.95	\$296.15
7,201 sq. ft. and greater	\$538.00	\$551.45

Fire and Life Safety Plan Review Fee

Commercial properties only; 50% of the structural permit fee.

Essential Facilities Hazard Report Review

Commercial properties only; 1% of the structural and mechanical fees.

Initial Structural Plan Review Fees

75% of the permit fees.

Third Party Plan Review

For transfer of a plan review to a third party; 10% of the permit fee, \$65 minimum.

Building continued

b. Mechanical Permits

Residential:

Fees per current Mechanical Permit Application:

Permit	Fiscal Year 2023 Base Fee	Fiscal Year 2024 Base Fee
Minimum permit fee	\$152.10	\$155.90
HVAC – for the installation of air handling unit including ducts		
Up to 10,000 cfm	\$28.10	\$27.40
Over 10,000 cfm	\$31.65	\$32.45
Air conditioning/heat pump (site plan required)	\$49.15	\$50.35
Alteration of existing HVAC system	\$22.85	\$23.40
Mini split system	\$22.85	\$23.40
Furnace install/relocate/replace including ductwork and vent		
Up to 100,000 BTU/h	\$22.85	\$23.40
Over 100,000 BTU/h	\$26.95	\$27.60
Vent for other than furnace	\$22.85	\$23.40
Hydronic Piping System	\$22.85	\$23.40
Install/relocate/replace heaters (room, suspended, wall/floor-mounted)	\$22.85	\$23.40
Environmental Exhaust and Ventilation – for the installation of		
Appliance vent	\$18.70	\$19.15
Dryer exhaust	\$15.15	\$15.50
Range hood/ other kitchen equipment	\$12.85	\$13.15
Each hood that is served by a mechanical exhaust or air conditioning	\$12.85	\$13.15
Exhaust system and single duct (bath fan) each	\$10.50	\$10.75
Exhaust system apart from heating or air conditioning	\$15.15	\$15.50
Fuel Piping and Distribution/LPG-NG-Oil fuel piping		
Up to four outlets (including gas tag)	\$26.95	\$27.60
Each additional outlet over four	\$2.85	\$2.95
Other Listed Applications		
Decorative fireplace or insert	\$43.30	\$44.40
Woodstove/pellet stove	\$57.35	\$58.75
Water heater/flue vent	\$22.85	\$23.40
Chimney-liner-flue -vent w/o appliance	\$22.85	\$23.40
Oil tanks/gas/diesel generators	\$22.85	\$23.40
Barbeque	\$22.85	\$23.40
Radon mitigation	\$22.85	\$23.40
Pool or spa heater/kiln	\$22.85	\$23.40

Building continued

Mechanical Permits continued

Commercial/Industrial:

Valuation shall be calculated on the value of the equipment and installation costs. 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.

Permit	FY 2023 Base Fee	Plus each additional over the base fee	FY 2024 Base Fee	Plus each additional over the base fee
Minimum permit fee	\$152.10	\$0.00	\$155.90	\$0.00
\$1 to \$5,000	\$152.10	\$0.00	\$155.90	\$0.00
\$5,001 to \$10,000*	\$152.10	\$2.45	\$155.90	\$2.50
\$10,001 to \$100,000**	\$274.60	\$18.70	\$280.90	\$19.15
Over \$100,000**	\$1,957.60	\$12.70	\$2,004.40	\$13.00
*Permit category stipulates additional over each \$100.				
**Permit category stipulates additional over each \$1,000.				

Initial Mechanical Plan Review Fees for Residential and Commercial/Industrial

50% of the permit fees.

*Building continued***c. Plumbing Permits**

Permit	Fiscal Year 2023 Base Fee	Fiscal Year 2024 Base Fee
Minimum permit fee (Residential/Commercial/Industrial)	\$152.10	\$155.90
Utilities per 100 feet (Residential/Commercial/Industrial)	\$117.05	\$120.00
Catch basin	\$51.45	\$52.75
Trench drain, each	\$115.55	\$118.45
Rain drain connector	\$51.45	\$52.75
Manholes, each	\$100.70	\$103.20
New, addition, alterations, and repairs for Residential/Commercial/Industrial (per fixture)	\$32.80	\$33.60

Residential:

Fees per current Plumbing Permit Application:

Permit	Fiscal Year 2023 Base Fee	Fiscal Year 2024 Base Fee
Total bathrooms per dwelling		
1 bath dwelling (includes 1 kitchen)	\$638.95	\$654.90
2 bath dwelling (includes 1 kitchen)	\$706.00	\$723.65
3 bath dwelling (includes 1 kitchen)	\$838.60	\$860.00
Additional bathroom/kitchen	\$334.00	\$342.35
Manufactured home utilities	\$132.35	\$135.65
*Includes the first 100 ft. of water piping, wastewater and storm water lines, hose bibs, icemakers, under floor low point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system.		
Interior Piping (water or sewer) (per floor)		
First floor	\$100.70	\$103.20
Each additional floor	\$35.05	\$35.90
Residential Fire - Multipurpose or Continuous Loop Suppression Systems (fee includes plan review)		
0 sq. ft. to 2,000 sq. ft.	\$161.70	\$165.75
2,001 sq. ft. to 3,600 sq. ft.	\$242.80	\$248.85
3,601 sq. ft. to 7,200 sq. ft.	\$303.55	\$311.15
7,201 sq. ft. and greater	\$565.15	\$579.25

Building continued**Commercial/Industrial:**

Valuation shall be calculated on the value of the equipment and installation costs. Fees per current Plumbing Permit Application:

Permit	Fiscal Year 2023 Base Fee	Plus each additional over the base fee	Fiscal Year 2024 Base Fee	Plus each additional over the base fee
Interior Piping (per fixture)	\$32.80	\$0.00	\$33.60	\$0.00
Initial plumbing plan review fees	30% of the plumbing permit fees			
Medical Gas permits				
\$1 to \$6,500	\$152.10	\$0.00	\$155.90	\$0.00
\$6,501 to \$10,000*	\$152.10	\$1.85	\$155.90	\$1.90
\$10,001 to \$100,000**	\$216.85	\$11.00	\$222.40	\$11.25
Over \$100,000**	\$1,206.85	\$7.60	\$1,234.90	\$7.80
Minimum permit fee	\$152.10	\$0.00	\$155.90	\$0.00
*Permit category stipulates additional over each \$100.				
**Permit category stipulates additional over each \$1,000.				

d. Electrical Permits**Residential/Commercial/Industrial**

Fees per current Electrical Permit Application:

Permit	Fiscal Year 2023 Base Fee	Fiscal Year 2024 Base Fee
Minimum permit fee	\$152.10	\$155.90
New 1 & 2 family dwellings, includes attached garage. For new multi-family use the square footage below for the largest unit and then 50% of that fee will be accessed for additional units.		
1,000 square feet or less	\$307.50	\$315.15
Each additional 500 square feet or portion	\$62.82	\$64.40
Limited energy - single family (per dwelling)	\$124.45	\$127.55
Limited energy - multi-family (per floor)	\$124.45	\$127.55
Protective Signaling-multi-family (per floor)	\$124.45	\$127.55

*Building continued***d. Electrical Permits****Residential/Commercial/Industrial**

Permit	Fiscal Year 2023 Base Fee	Fiscal Year 2023 Base Fee
Services or feeders installation, alterations, and/or relocation		
200 amps or less	\$183.85	\$188.45
201 amps to 400 amps	\$243.35	\$249.40
401 amps to 600 amps	\$366.70	\$378.85
601 amps to 1,000 amps	\$550.65	\$564.40
Over 1,000 amps or volts	\$1,006.95	\$1,032.15
Temporary services or feeders installation, alteration, and/or relocation		
200 amps or less	\$107.35	\$110.00
201 amps to 400 amps	\$228.40	\$234.10
401 amps to 600 amps	\$307.50	\$315.15
601 amps to 1,000 amps	\$451.75	\$463.05
Over 1,000 amps or volts	\$855.85	\$877.25
Branch circuits		
Branch circuits without service or feeder, 1 st circuit	\$102.80	\$105.35
Branch circuits without service, each additional circuit	\$14.10	\$14.45
Branch circuits with service, each circuit	\$14.10	\$14.45
Miscellaneous (service or feeder not included)		
Each manufactured or modular dwelling, service, and/or feeder	\$124.50	\$127.60
Reconnect only	\$124.50	\$127.60
Pump or irrigation circle	\$124.50	\$127.60
Sign or outline lighting	\$124.50	\$127.60
Signal circuit(s) or limited energy panel, alteration or extension (commercial/industrial only)	\$124.50	\$127.60
Each additional inspection over the allowable	\$97.05	\$99.45
Renewable Electrical Energy		
5 kva or less (2)	\$158.75	\$162.70
5.01 kva to 15 kva (2)	\$189.55	\$194.25
15.01 kva to 25 kva (2)	\$308.75	\$316.45
Greater than 25 kva – 25 kva + each additional kva to 100 kva (max)	\$12.35	\$12.65
For Wind generation system		
25.01 kva to 50 kva (2)	\$617.50	\$632.95
50.01 kva to 100 kva	\$1,235.00	\$1,265.85
Master Electric Permit Application	\$100.00 one-time application fee	
Master Electric Permit Inspections	\$110.00 per hour	
Initial Electrical Plan Review Fees	25% of the electrical permit fee	
Third Party Plan Review	\$110.00	

Building continued

e. Manufactured Homes

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.

Permit	Fiscal Year 2023 Base Fee	Fiscal Year 2024 Base Fee
Permit fee	\$445.00	\$445.00
Manufactured dwelling parks and mobile home parks fee ¹	Per current State Permit Fee	
Statewide Code Development and Monitoring Fee	\$30.00	\$30.00

¹ O.A.R. 918-600-0030.

² Costs to include supervision, overhead, hourly wages and benefits of employees involved.

*Building continued***g. Permit Related Fees**

Permit	Fiscal Year 2023 Base Fee	Fiscal Year 2024 Base Fee
State surcharge shall be collected in an amount as required by State law		
Building Moving/Demolition permits:		
2,000 square feet or less	\$110.00	\$110.00
Each additional 1,000 square feet or portion	\$40.00	\$40.00
Plan Review Fee	75% of the permit fee	75% of the permit fee
Prescriptive Solar PV Installation (includes plan review)	\$100.00	\$100.00
Non-prescriptive Solar PV Installation per current structural fee by valuation	See Structural valuation table	
Recreational Parks and Organizational Camps	Per current State Permit Fee	
Administrative fee for simple refunds	\$35.00	\$35.00
Administrative fee for complex refunds	\$250.00	\$250.00
Administrative fee for changing contractor simple	\$35.00	\$35.00
Administrative fee for changing contractor complex	\$250.00	\$250.00
Floating structure permit – follow the structural permit fee schedule		
Permit changes outside of normal scope	\$110.00 per hour	
Plan review fees required/requested changes, additions and revisions.	\$110.00 per hour	
Re-inspection fees	\$110.00	\$110.00
Replacement sheets (each)	\$23.00	\$23.00
Re-instatement fee	\$110.00	\$110.00
Investigation fee	\$110.00 per hour	
Inspections outside of normal business hours (min. 2 hours)	\$110.00 per hour	
Manufactured Dwellings - Earthquake – restraint bracing	\$135.00	\$135.00
Plan reviews not designated elsewhere	30% of the permit fee	
Certificate of Occupancy	\$180.00	\$180.00
Temporary Certificate of Occupancy	\$180.00	\$180.00
Change of use/Occupancy	\$180.00	\$180.00
Technology fee – applies to all programs unless specified	5% of the permit fee	
Deferred Submittal plan review fee (per Deferred Submittal)	70% of the permit fee calculated using the value of the deferred portion with a minimum of \$300.	
Phased plan review fee (per phase)	\$300.00 + 10% of the total project permit fee (not to exceed \$1,500.00 per phase)	