



Structural Permit Fees

TOTAL VALUATION	Minimum Permit Fee: \$100.00
\$1 to \$500	\$100.00
\$501 to \$2,000	\$100.00 for the first \$500, plus \$1.95 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$129.25 for the first 2,000 plus \$7.80 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$308.65 for the first \$25,000 plus \$5.85 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,00	\$454.90 for the first \$100,000 plus \$3.90 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$649.90 for the first \$100,000 plus \$3.25 for each additional \$1,000 or fraction thereof
<p><i>Per OAR 918-050-0100, building valuation for new construction and additions is determined per the ICC Building Valuation Data Table current as of April 1 each year. Valuation for alteration or repair shall be based on the fair market value as determined by the building official. The valuation of a carport, covered porch, patio or deck shall be calculated at fifty percent of the value of a private garage as defined in the ICC Building Valuation Data Table.</i></p> <p><i>When a structural permit is required by local ordinance for retaining walls, signs, fences, accessory structures, etc. – see Structural Permit fees by valuation. Valuation shall be determined by fair market value as determined by the building official and shall include materials and labor.</i></p>	

Other Fees (as Applicable)

Structural Plan Review	65% of structural permit fee
Fire / Life Safety Plan Review	40% of structural permit fee
Additional Plan Review	\$100.00 per hour
Seismic Surcharge	1% of total structure and mechanical specialty code fees for essential and hazardous facilities, and major and special occupancy structures.
Deferred Submittal Plan Review Fee – in addition to project plan review fees	Hourly plan review with \$100 minimum
Phased Project Plan Review Fee – in addition to project plan review fees	\$300 minimum per phase plus 10% of the TOTAL project building permit fee not to exceed \$1,500 per phase
Structural alteration (not demo) – partial, soft, interior	Fee as per Structural Permit Fee table by valuation
No-fee indicated inspections	\$100.00 per hour (minimum charge ½ hour)
Site Review Fee	\$75.00
Demolition Permit	\$100.00
Inspections outside normal business hours	\$250.00
Re-inspection	\$100.00 per hour
Investigation Fee – hourly	\$100/hour, minimum one hour

Solar Structural Installation Permits – separate Electrical Permit application may also be required.

Solar Permit (when required) – Prescriptive Path System, fee includes plan review	\$150.00
Solar Permit – Non-Prescriptive Path System	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. <i>Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.</i>

Residential Fire Suppression – Standalone System, fee includes plan review.

Square footage of Area to be Covered	Fee
0 – 2000 sq ft	\$200.00
2001 – 3600 sq ft	\$250.00
3601 – 7200 sq ft	\$350.00
7201 sq ft and greater	\$500.00
Commercial Fire Suppression – Alarms/Sprinklers	Fee as per Structural Permit Fee table by valuation of sprinkler system

Manufactured Home Fee Schedule

Placement (includes placement, electrical feeder & 30' water/sewer line)	\$410.00
Re-inspection	\$110.00
State Administrative fee for a manufactured dwelling	\$30.00

Manufactured Dwelling/RV Parks – Area Development Permit (ADP)

The Area Development Permit fee is 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.

Mechanical Permit Fee Table

RESIDENTIAL	FEES
Minimum Permit Fee	\$100.00
Air conditioner	\$25.00
Furnace, up to 100,000 BTU	\$25.00
Furnace, over 100,000 BTU	\$25.00
Unit Heater	\$25.00
Wood/pellet/gas stove/flue	\$25.00
Evaporated cooler	\$25.00
Vent fan with on duct/appliance vent/vent system	\$15.00
Range hood with exhaust and duct	\$15.00
Floor furnace including vent	\$25.00
Gas piping one to four outlets	\$25.00
Additional outlets (each)	\$10.00
Appliance of piece of equipment regulated by code but not classified in other appliance categories	\$25.00
Attic or crawl space fans	\$25.00
Chimney/liner/flue/vent	\$25.00
Clothes dryer exhaust	\$25.00
Decorative gas fireplace	\$50.00
Ductwork only	\$25.00
Flue vent for water heater or gas fireplace	\$25.00
Furnace/burner including ductwork/vent/liner	\$50.00
Hydronic hot water system	\$25.00
Mini split system	\$25.00
Oil tank/gas diesel generators	\$50.00
Pool or spa heater, kiln	\$25.00
Suspended heater, recessed wall heater, or floor-mounted heater	\$25.00
Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$25.00
Water heater	\$25.00
Other heating/cooling	\$25.00
Other fuel appliance	\$50.00
Other environment exhaust/ventilation	\$25.00
Air-handling units, including ducts up to 10,000 CFM	\$25.00
Air-handling units, including ducts over 10,000 CFM	\$50.00
Compressor/absorption system/heat pump up to 3hp/100,000 BTU	\$25.00
Up to 15hp/500,000 BTU	\$50.00
Up to 30hp/1,000 BTU	\$60.00
Up to 50hp/1,750 BTU	\$80.00
Domestic Incinerator	\$50.00

Commercial Mechanical Fees

Valuation	Fee
\$1-\$1,000	\$100.00
\$1,001-\$5,000	\$100.00 for first \$1,000 plus \$2.00 for each additional \$100 or fraction thereof, to and including \$5,000
\$5,001-\$10,000	\$180.00 for first \$5,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$10,000
\$10,001-\$50,000	\$240.00 for first \$10,000 plus \$10.00 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001-\$100,000	\$290.00 for first \$50,000 plus \$10.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and above	\$340.00 for first \$100,000 plus \$9.00 for each additional \$1,000 or fraction thereof

Other Mechanical Fees – Residential and Commercial (as applicable)

Mechanical Plan Review	50% of mechanical permit fee
Additional Plan Review (when applicable) – per hour	\$100.00 per hour
Reinspection	\$100.00 per hour
No-fee indicated inspections	\$100.00 per hour (min charge ½ hour)
Inspection outside of normal business	\$250.00
Investigation Fee – hourly	\$100/hour, minimum one hour

Plumbing Permit Fee Table

1 bathroom / 1 kitchen (includes: first 100 feet of water/sewer lines, hose bibs, ice making, underfloor low-point drains and rain drain packages)	\$250.00
2 bathrooms / 1 kitchen	\$330.00
3 bathrooms / 1 kitchen	\$410.00
Each additional bathroom (over 3)	\$100.00
Each additional kitchen (over 1)	\$100.00
Remodel / alteration (minimum fee up to 10)	\$100.00
Each fixture and piping (over 10)	\$25.00
Backflow device	\$100.00
Piping or private storm drainage systems exceeding the first 100 feet	\$100.00
Manufactured dwelling each 100' water/sewer line exceeding first 30'	\$100.00
RV and manufactured dwelling parking first 10 or fewer spaces	\$320.00
Each additional 10 spaces	\$275.00
Minimum permit fee	\$100.00
Specialty fixtures	\$50.00
Absorption valve	\$50.00
Backwater valve	\$50.00
Catch basin or area drain	\$50.00
Clothes washer	\$50.00
Dishwasher	\$50.00
Drinking fountain	\$50.00
Ejectors/sump pump	\$50.00
Expansion tank	\$50.00
Fixture cap	\$50.00
Floor drain/floor sink/hub drain	\$50.00
Garbage disposal	\$50.00
Hose bib	\$50.00
Ice maker	\$50.00
Primer	\$50.00
Sink/basin/lavatory	\$50.00
Stormwater retention/detention tank/facility	\$50.00
Swimming pool piping	\$50.00
Trench drain	\$50.00
Tub/shower/shower pan	\$50.00
Urinal	\$50.00
Water closet	\$50.00
Water heater	\$50.00
Other – plumbing	\$50.00
Alternate potable water heating system	\$50.00
Interceptor/grease trap	\$50.00
Manholes	\$50.00
Reinspection or special request inspections	\$100.00 per hour
No-fee indicated inspections	\$100.00 per hour (min charge ½ hour)
Inspection outside of normal business	\$250.00
Investigation Fee – hourly	\$100/hour, minimum one hour

Commercial and Non-New Residential	
Site Utilities	Fee
Sanitary Sewer – First 100 feet or less	\$150.00
Sanitary Sewer – Each additional 100 feet or fraction thereof	\$50.00
Storm – first 100 feet or less	\$150.00
Storm – Each additional 100 feet or fraction thereof	\$50.00
Water – first 100 feet or less	\$150.00
Water – Each additional 100 feet or fraction thereof	\$50.00
Roof drain (commercial)	\$50.00

Medical Gas – fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures, and appliances	
Valuation	Fee
\$0 - \$5,000	\$100.00
\$5,001 - \$10,000	\$100.00 for the first \$5,000 plus \$1.50 for each additional \$100 or fraction thereof, to and including \$10,000
\$10,001 - \$100,000	\$175.00 for the first \$10,000 plus \$10.25 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and above	\$1093.00 for the first \$100,000 plus \$7.00 for each additional \$1,000 or fraction thereof

Miscellaneous Fees	
Permit Reinstatement Fee – to renew already expired permit, as eligible; subject to State Surcharge	\$100.00
Permit Extension Fee – to extend expiration on active permit; not subject to State Surcharge	\$75.00
Copy Fees (up to 11"x17")	\$0.25 per page
Oversized copies	Cost of time and materials
Returned Check Fee (NSF)	\$25.00
Master Plans – Structural – setup fee	\$150.00(initial review at standard plan review rate)
Master Plans – Structural – second and subsequent reviews	50% of initial plan review fee
Seismic Surcharge – Structural/Mechanical – review required on all essential structures	1% of building permit fee
Refund Processing Fee – not subject to State Surcharge	\$75.00

Cost of Living Adjustments

All fees shall be automatically adjusted each July 1st, beginning July 1, 2025, based on the percentage change in the Construction Cost Index published the preceding June of each year.