



City of Oregon City

Community Development

Building Division Fee Schedule

January 1, 2025

All fees are subject to change by Resolution of the City Commission. (Resolution No. 16-01 approved 3-2-2016)

BUILDING DIVISION

1.1 Building - Plan Review

	<u>Description</u>	<u>Fee</u>	<u>Unit</u>
1.1.01	Building Plan Review	65%	of building permit fee
1.1.02	Electrical and Plumbing	25%	of applicable permit fee
1.1.03	Fire and life safety plan review	65%	of building permit fee
1.1.04	Plan review for manufactured dwelling or recreational park plan review	65%	of building permit fee
1.1.05	Review of additional set of plans	\$105.00	Per hour, or portion there of
1.1.06	Additional Plan Review required by changes, addition or revisions to approved plans	\$105.00	Per hour, or portion there of
1.1.07	Medical Gas Review	50%	of medical gas permit
1.1.08	Mechanical Plan Review (commercial)	50%	of mechanical permit fee
1.1.09	Deferred submittal review fee	65% \$370.00	of structural permit fee, calculated using deferred portions of the project, with a minimum fee of per item deferred
1.1.10	Consultation fee	\$105.00	Per hour, or portion there of
1.1.11	Phased construction review fee	\$308.00 10%	plus of the total building permit fee, not to exceed
			\$1,851.00

1.2 Building - Building Permits

1.2.01	The city may charge an investigation fee for work commenced prior to permit issuance.
1.2.02	Refunds: If a permit has been issued and no work has been done under the permit, and provided the city receives a request for a refund within 180 days of the permit issuance, 80% of the permit fee(s) shall be refunded, less any city service fees. No permit fees are refundable beyond 180 days of permit issuance. If a refund of plan review fees is requested and the plan review has not yet begun, the city shall refund 80% of the review fee minus any city service fees provided the request is made in writing and the request is prior to the plan review starting and within 180 days of the submittal date.
1.2.03	Building permit fees are determined based on construction valuation. All new commercial and residential valuations will be determined utilizing the state mandated valuation calculation table. For remodels and repairs, the valuation shall be stated and include the all labor and materials. Valuation does not include the cost of the land.

	<u>Unit</u>	<u>Fee</u>			
1.2.03a	Up to \$500 valuation	\$105.00			
1.2.03b	Valuation \$501 to \$2,000	\$105.00	For first \$500	\$3.47	Each additional \$100 or fraction there of
1.2.03c	Valuation \$2,001 to \$25,000	\$157.05	For first \$2,000	\$13.88	Each additional \$1,000 or fraction there of
1.2.03d	Valuation \$25,001 to \$50,000	\$476.29	For first \$25,000	\$10.41	Each additional \$1,000 or fraction there of
1.2.03e	Valuation \$50,001 to \$100,000	\$736.54	For first \$50,000	\$6.95	Each additional \$1,000 or fraction there of
1.2.03f	Valuation \$100,001 and up	\$1,084.04	For first \$100,000	\$5.24	Each additional \$1,000 or fraction there of

1.3 Building - Plumbing

	<u>Description</u>	<u>Fee</u>	<u>Unit</u>
1.3.01	Minimum Permit fee	\$105.00	
	New one and two family includes first 100 feet of Storm, Water, and Sanitary Sewer Utility lines plus one (1) Kitchen – hose bibs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system		
1.3.02	New SFD 1 Bath	\$939.00	
1.3.03	New SFD 2 Bath	\$1,066.00	
1.3.04	New SFD 3 Bath	\$1,180.00	
1.3.05	Each additional bath	\$107.00	Each bathroom or fraction there of

Site Utilities

1.3.06	Catch basin	\$38.00	Each			
1.3.07	Drywell	\$38.00	Each			
1.3.08	Manufactured home utilities	\$155.00	Each			
1.3.09	Manholes	\$38.00	Each			
1.3.10	Rain drain connector	\$225.00	Each			
1.3.11	Roof drain	\$23.00	Each			
1.3.12a	Sanitary sewer up to 100 feet	\$179.00				
1.3.12b	Sanitary sewer greater than 100 feet	\$179.00	For first 100 feet, plus	\$136.00	For each additional 100 feet, or fraction there of	
1.3.13a	Storm sewer up to 100 feet	\$136.00				
1.3.13b	Storm sewer greater than 100 feet	\$136.00	For first 100 feet, plus	\$91.00	For each additional 100 feet, or fraction there of	
1.3.14a	Water service up to 100 feet	\$107.00				
1.3.14b	Water service over 100 feet	\$107.00	For first 100 feet, plus	\$72.00	For each additional 100 feet, or fraction there of	
1.3.15	Footing drain	\$115.00	Each 200 ft. or fraction there of			

Fixture Item

1.3.16	Absorption valve	\$38.00	Each			
1.3.17	Backflow preventer	\$38.00	Each			
1.3.18	Backwater valve	\$38.00	Each			
1.3.19	Clothes washer	\$38.00	Each			
1.3.20	Dishwasher	\$38.00	Each			
1.3.21	Drinking fountain	\$38.00	Each			
1.3.22	Ejector pump	\$38.00	Each			
1.3.23	Expansion tank	\$38.00	Each			
1.3.24	Fixture removal / cap	\$38.00	Each			
1.3.25	Floor drain / sink	\$38.00	Each			
1.3.26	Garbage disposal	\$38.00	Each			
1.3.27	Hose bib	\$38.00	Each			
1.3.28	Ice maker	\$38.00	Each			
1.3.29	Interceptor / grease trap	\$38.00	Each			
1.3.30	Sink / lavatory / basin	\$38.00	Each			
1.3.31	Tub / shower/ shower pan	\$38.00	Each			
1.3.32	Urinal	\$38.00	Each			
1.3.33	Water closet	\$38.00	Each			
1.3.34	Water heater	\$38.00	Each			
1.3.35	Primers	\$38.00	Each			

1.3.37 Recreational Vehicles & MH Parks

1.3.37a	MH Park sewer collection & water system	\$118.00	Each Space			
1.3.37b	Inspection Fee - 5 or less spaces	\$397.00				
1.3.37c	6 to 19 spaces	\$69.00	Each Space			
1.3.37d	20 or more spaces	\$48.00	Each Space			

1.4 Residential Fire Suppression Systems - NFPA 13D

<u>Description</u>		<u>Fee</u>	<u>Unit</u>
1.4a	Residence up to 2,000 sq. ft.	\$185.00	Each
1.4b	Residence 2,001 sq. ft. to 3,600 sq. ft.	\$248.00	Each
1.4c	Residence 3,601 sq. ft. to 7,200 sq. ft.	\$304.00	Each
1.4d	Residence 7,201 sq. ft. and above	\$359.00	Each

1.5 Medical Gas

<u>Unit</u>		<u>Fee</u>			
1.5a	Up to \$5,000 valuation	\$149.00			
1.5b	Valuation \$5,001 to \$10,000	\$149.00	For first \$5,000	\$2.25	each additional \$100 or fraction there of
1.5c	Valuation \$10,001 to \$100,000	\$261.50	For first \$10,000	\$15.23	each additional \$1,000 or fraction there of
1.5d	Valuation \$100,000 and above	\$1,632.20	For first \$100,000	\$10.45	each additional \$1,000 or fraction there of

1.6 Building - Mechanical

R-3 and U Occupancies only

<u>Description</u>		<u>Fee</u>	<u>Unit</u>
Heating and Cooling			
1.6.01	Minimum permit fee	\$105.00	
1.6.02	Air conditioner	\$25.00	Each
1.6.03	Air Handling Unit up to 10,000 CFM	\$25.00	Each
1.6.04	Air Handling Unit over 10,000 CFM	\$37.00	Each
1.6.05	Appliance or piece of equipment regulated by code but not classified in other appliance categories.	\$25.00	Each
1.6.06	Appliance vent installation, relocation, or replacement not included in an appliance permit.	\$25.00	Each
1.6.07	Attic / Crawl space fans	\$25.00	Each
1.6.08	Boiler / Compressor / Absorption system up to 3 HP or 100,000 BTU	\$25.00	Each
1.6.09	Boiler / Compressor / Absorption system up to 15 HP or 500,000 BTU	\$37.00	Each
1.6.11	Boiler / Compressor / Absorption system up to 30 HP or 1,000,000 BTU	\$49.00	Each
1.6.12	Boiler / Compressor / Absorption system up to 50 HP or 1,750,000 BTU	\$62.00	Each
1.6.12	Boiler / Compressor / Absorption system over 50 HP or 1,750,000 BTU	\$74.00	Each

1.6.13	Barbecue	\$25.00	Each
1.6.14	Chimney/Liner/Flue/Vent	\$25.00	Each
1.6.15	Clothes Dryer Exhaust	\$20.00	Each
1.6.16	Decorative Glass Fireplace	\$25.00	Each
1.6.17	Evaporative Cooler other than portable	\$25.00	Each
1.6.18	Floor Furnace, including vent	\$25.00	Each
1.6.19	Flue Vent for water heater or gas fireplace	\$20.00	Each
1.6.20	Furnace - Greater than 100,000 BTU	\$37.00	Each
1.6.21	Furnace - up to 100,000 BTU	\$25.00	Each
1.6.22	Furnace/Burner including duct work/vent/liner	\$25.00	Each
1.6.23	Gas or wood fireplace/insert	\$25.00	Each
1.6.24	Heat pump	\$25.00	Each
1.6.25	Hood Served by mechanical exhaust, including ducts for hood	\$25.00	Each
1.6.26	Hydronic Hot water system	\$25.00	Each
1.6.27	Installation or Relocation domestic - type incinerator	\$25.00	Each
1.6.28	Oil Tank/Gas/Diesel Generators	\$25.00	Each
1.6.29	Pool or Spa heater, kiln	\$25.00	Each
1.6.30	Radon Mitigation	\$25.00	Each
1.6.31	Range Hood/Other kitchen equipment	\$25.00	
1.6.32	Repair, alteration, or addition to mechanical appliance including installation of controls	\$25.00	Each
1.6.33	Suspended heater, recessed wall heater or floor mounted unit heater	\$25.00	Each
1.6.34	Ventilation Fan connected to a single duct	\$20.00	Each
1.6.35	Ventilation system not a portion of heating or air conditioning system authorized by permit	\$25.00	Each
1.6.36	Water heater	\$25.00	Each
1.6.37	Wood/pellet stove	\$25.00	Each
1.6.38	Other heating/cooling	\$25.00	Each
1.6.39	Other fuel appliance	\$25.00	Each
1.6.40	Other environment exhaust/ventilation	\$20.00	Each

Fuel gas piping

1.6.41	Up to 4 outlets	\$6.00	
1.6.42	Additional gas piping for appliances	\$2.00	Each

Commercial (other than R-3 and U Occupancies)

	<u>Unit</u>	<u>Fee</u>			
1.6.43a	Up to \$5,000 valuation	\$105.00			
1.6.43b	Valuation \$5,001 to \$10,000	\$105.00	For first \$5,000.00	\$2.10	each additional \$100.00 or fraction there of
1.6.43c	Valuation \$10,001 to \$100,000	\$210.00	For first \$10,000.00	\$15.42	each additional \$1,000.00 or fraction there of
1.6.43d	Valuation above \$100,000	\$1,597.80	For first \$100,000.00	\$10.49	each additional \$1,000.00 or fraction there of

1.7 Building - Electrical

Note: If inspection fees are not charged on an hourly basis, there shall be 2 inspections allowed per permit for all permits except those for residential single or multi-family dwelling units, other than manufactured or modular dwelling units and except those for renewable energy. 4 inspections shall be allowed per permit for residential single or multi-family dwelling units, other than manufactured or modular dwelling units. 3 inspections shall be allowed per permit for renewable energy permits, unless otherwise noted. Reconnect permits allow for 1 inspection.

<u>Description</u>		<u>Fee</u>	<u>Unit</u>
1.7.01	Single-family with service included 1,000 sq. ft. or less	\$333.00	Each dwelling unit
1.7.02	Each additional 500 sq. ft. or portion thereof	\$68.00	Each dwelling unit
1.7.03	Multi-Family		Using the valuation of single-family dwellings, buildings containing three (3) or more apartments shall be calculated based on the largest apartment by square footage as per the above rates and each additional apartment is 1/2 of the fee.
1.7.04	Each manufactured or modular dwelling unit service or feeder	\$135.00	Each dwelling unit

Limited energy (low voltage)

1.7.05	Residential	\$135.00	Each dwelling unit
1.7.06	Commercial	\$135.00	Per panel

Services or feeders installation, alteration or relocation

1.7.07	200 amp or less	\$199.00	Each
1.7.08	201 amps to 400 amps	\$263.00	Each
1.7.09	401 amps to 600 amps	\$396.00	Each
1.7.10	601 amps to 1,000 amps	\$595.00	Each
1.7.11	Over 1,000 amps and up	\$1,088.00	Each

Temporary services or feeders installation, alteration or relocation

1.7.12	200 amp or less	\$116.00	Each
1.7.13	201 amps to 400 amps	\$247.00	Each
1.7.14	401 amps to 600 amps	\$333.00	Each
1.7.15	601 amps to 1,000 amps	\$518.00	Each
1.7.16	Over 1,000 amps and up	\$925.00	Each

Branch circuits - new, alteration or extension

1.7.17	Branch circuit with service or feeder	\$15.00	Each
1.7.18	Branch circuit without a service or feeder	\$111.00	First
1.7.19	Additional branch circuit	\$15.00	Each

Miscellaneous (service and feeder not included)

1.7.20	Reconnect	\$135.00	Each
1.7.21	Pump or irrigation circle	\$135.00	Each
1.7.22	Sign or signal lighting	\$135.00	Each
1.7.23	Renewable energy 5 kva or less	\$178.00	Each
1.7.24	Renewable energy 5.01 to 15 kva	\$207.00	Each
1.7.25	Renewable energy 15.0 to 25 kva	\$346.00	Each
1.7.26	Renewable energy in excess of 25 kva	\$432.00	Each

Master Electrical Program

1.7.27	Master electrical program annual permit	\$210.00	Each
1.7.28	Master electrical program inspection (includes travel time & inspection prep time)	\$105.00	Per hour or portion thereof
1.7.29	Master electrical program inspection cancellation w/o 24 hour notice	\$210.00	Each

1.8 Building - Manufactured Dwelling and Park

	<u>Description</u>	<u>Fee</u>	<u>Unit</u>
	Manufactured dwelling park construction permits are subject to a State of Oregon surcharge of fifteen percent (15%). Manufactured home placement permits are subject to a thirty dollar (\$30.00) state administration fee. (Subject to change at the State of Oregon discretion)		
1.8.01	Manufactured dwelling and cabana installation permit - individual lot (includes prescriptive slab, runners or foundation and utility connections within 30 lineal feet)	\$494.00	Each installation
1.8.02	Manufactured dwelling and cabana installation in manufactured home park & temporary placement permit (includes prescriptive slab, runners or foundation and utility connections within 30 lineal feet)	\$494.00	Each Installation
1.8.03	Manufactured dwelling Park and Development Valuation Table: Valuation is based upon building valuation data found in Oregon Administrative Rules (OAR 918.600)		
	<u>Unit</u>	<u>Fee</u>	
1.8.03a	Up to \$500	\$31.31	
1.8.03b	\$501 to \$2,000	\$31.31	For first \$500
1.8.03c	\$2,001 to \$25,000	\$76.16	For first \$2,000
1.8.03d	\$25,001 to \$50,000	\$487.40	For first \$25,000
1.8.03e	\$50,001 to \$100,000	\$813.40	For first \$50,000
1.8.03f	\$100,001 to \$500,000	\$1,260.90	For first \$100,000
1.8.03g	\$500,001 to \$1,000,000	\$4,092.90	For first \$500,000
1.8.03h	\$1,000,001 and up	\$7,372.90	For first \$1M
			each additional \$100 or fraction there of
			each additional \$1,000 or fraction there of
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1.8.4 To be used in conjunction with Building Fees

M/H Space Fee Table: If park contains more than one class, figure spaces in each class and add together

	Park Class	4 or less	5	6	7	8	9	10	11	12
1.8.04a	A Fee	\$8,575	\$8,008	\$7,543	\$7,173	\$6,803	\$6,533	\$6,465	\$6,398	\$6,331
1.8.04b	B Fee	\$8,015	\$7,442	\$6,971	\$6,600	\$6,229	\$5,947	\$5,927	\$5,860	\$5,793
1.8.04c	C Fee	\$7,711	\$7,308	\$6,701	\$6,331	\$6,196	\$5,671	\$5,489	\$5,456	\$5,388

Class A contains paved streets, curbs & sidewalks

Class B contains paved streets, no curbs & sidewalks

Class C contains no paved streets or curbs & sidewalks on one side of each street

Recreation Park Space Fee Table: If park contains more than one class, figure spaces in each class together.

	Park Class	6	8	10	12	14	16	18	20	22
1.8.04d	A Fee	\$3,839	\$3,583	\$3,367	\$3,179	\$3,136	\$2,943	\$2,829	\$2,761	\$2,694
1.8.04e	B Fee	\$3,603	\$3,367	\$3,166	\$2,964	\$2,829	\$2,761	\$2,694	\$2,559	\$2,256
1.8.04f	C Fee	\$2,627	\$2,357	\$2,155	\$1,987	\$1,853	\$1,684	\$1,617	\$1,549	\$1,482

Class A contains paved streets, electric water & sewer to each RV or camping space

Class B contains electrical water & sewer to each RV or camping space but do not have paved streets

Class C contains a combination of no more than two services of electric water & sewer and do not have paved streets

1.9 Building - Signs

	<i>Description</i>	<i>Fee</i>	<i>Unit</i>
1.9.01	Temporary sign registration fee	Same as sign permit requirements	
1.9.02	Structural Plan Review is required for all signs attached to a building that weight more than 20 lbs., (including the attachment device) all projecting signs, all free standing signs 6 feet or more in height, all freestanding signs 32 sq. ft. or more in area and all signs on a pitched or mansard roof.	65%	of sign permit fee

1.9.03 Illuminated Signs

Buildings or freestanding electric, neon, LED, internal or changing electrical components in addition to an electrical permit

1.9.03a	Up to 8 sq. ft.	\$135.00	Plus 65% of base fee if 1.9.02 applies
1.9.03b	Over 8 sq. ft. and up to 20 sq. ft.	\$191.00	Plus 65% of base fee if 1.9.02 applies
1.9.03c	Over 20 sq. ft. and up to 40 sq. ft.	\$217.00	Plus 65% of base fee if 1.9.02 applies
1.9.03d	Over 40 sq. ft. and up to 60 sq. ft.	\$252.00	Plus 65% of base fee if 1.9.02 applies
1.9.03e	Over 60 sq. ft. and up to 80 sq. ft.	\$265.00	Plus 65% of base fee if 1.9.02 applies
1.9.03f	Over 80 sq. ft. and up to 100 sq. ft.	\$275.00	Plus 65% of base fee if 1.9.02 applies
1.9.03g	Over 100 sq. ft.	\$350.00	Plus 65% of base fee if 1.9.02 applies

1.9.04 Non-illuminated Signs

Buildings or freestanding signs without electric, neon, LED, internal or changing electrical components.

1.9.04a	Up to 8 sq. ft.	\$69.00	Plus 65% of base fee if 1.9.02 applies
1.9.04b	Over 8 sq. ft. and up to 20 sq. ft.	\$138.00	Plus 65% of base fee if 1.9.02 applies
1.9.04c	Over 20 sq. ft. and up to 40 sq. ft.	\$168.00	Plus 65% of base fee if 1.9.02 applies
1.9.04d	Over 40 sq. ft. and up to 60 sq. ft.	\$186.00	Plus 65% of base fee if 1.9.02 applies
1.9.04e	Over 60 sq. ft. and up to 80 sq. ft.	\$197.00	Plus 65% of base fee if 1.9.02 applies
1.9.04f	Over 80 sq. ft. and up to 100 sq. ft.	\$207.00	Plus 65% of base fee if 1.9.02 applies
1.9.04g	Over 100 sq. ft.	\$275.00	Plus 65% of base fee if 1.9.02 applies

1.10 Building - Moved Buildings

	<i>Description</i>	<i>Fee</i>	<i>Unit</i>
1.10.01	Moving permit - other than a U occupancy	\$308.00	Each structure
1.10.02	Moving permit - U / inhabitable occupancy	\$154.00	Each structure
1.10.03	Pre-move inspection for structures moving within the City's jurisdiction	\$370.00	Each structure
1.10.04	Pre-move inspection for structures moving into the City's jurisdiction	\$370.00	Each structure, plus \$93.00 per hour, after 4 hours including travel time and report preparation
1.10.05	Site inspection pre move	\$105.00	Per hour or portion there of, minimum 2 hour

1.11 Building - Re-roofs

	<i>Description</i>	<i>Fee</i>	<i>Unit</i>
1.11.01	Re-roof permit (residential, permit only required when replacing 30% or more of the roof sheathing)	\$185.00	Each structure
1.11.02	Re-roof permit (commercial)	\$185.00	For first 1,000 sq. ft. \$46.27 each additional 1,000 sq. ft. or fraction there of

1.12 Building - Demolition

	<u>Description</u>	<u>Fee</u>	<u>Unit</u>		
1.12.01	Demolition residential	\$278.00	Each Structure		
1.12.02	Demolition commercial	\$278.00	For first 1,000 sq. ft.	\$46.27	each additional 1,000 sq. ft. or fraction there of

1.13 Building - Administrative Charges

	<u>Description</u>	<u>Fee</u>	<u>Unit</u>		
1.13.01	Copy and Printing charges black and white; 8.5 x 11 or 8.5 x 14 or 11 x 17	\$0.50	Per sheet		
1.13.02	Copy and Printing charges color; 8.5 x 11 or 8.5 x 14 or 11 x 17	\$1.00	Per sheet		
1.13.03	Copy or Printing larger than 11 x 17	\$6.00	Per sheet		
1.13.04	Research fees / File review supervision	\$154.00	Per hour or portion there of		
1.13.05	Inspection for which no fee is specifically indicated	\$105.00	Per hour or portion there of		
1.13.06	Re-inspection fees - all disciplines	\$105.00	Each occurrence		
1.13.07	Inspection outside normal business hours	\$111.00	per hour, minimum 2 hours charge		
1.13.08	Plan Review outside normal business hours	\$111.00	per hour, minimum 2 hours charge		
1.13.09	Additional electrical inspections	\$105.00	Per inspection above the maximum allowed per the electrical permit		
1.13.10	New Address	\$74.00	per address		
1.13.11	Address Change	\$74.00			
1.13.12	Quick start fee for all permits - Optional program if city can accommodate	\$278.00	For each 1,000 sq. ft. in addition to the building permit fees		
1.13.13	Fence (over 7 feet in height)	\$278.00	For first 200 lineal ft.	\$93.00	each additional 100 lineal ft. or fraction there of
1.13.14	Poles over 10 feet high (flag, light, etc.)	\$185.00	Each		
1.13.15	Change of Use or Occupancy	\$278.00	Per hour, for first 2 hours	\$93.00	each additional hour or fraction there of
1.13.16	Temporary Certificate of Occupancy (residential)	\$185.00	Each 30 day period or fraction there of		
1.13.17	Temporary Certificate of Occupancy (commercial)	\$370.00	For first 30 days	\$185.00	each additional 30 day period or fraction there of
1.13.18	Permit reinstatement due to expiration		The fee for reinstated permits shall be proportional to the amount of review and inspection tasks remaining for the project as determined by the Building Official.		
1.13.19	Pre-submittal meeting	\$278.00	Per meeting not to exceed 2 hours		
1.13.20	Pre-submittal meeting (tenant improvement)	\$278.00	Per meeting not to exceed 2 hours		
1.13.21	State Surcharge		As determined by State of Oregon		