

City of Independence - Building Dept. Fees: PROPOSED

State Surcharge:

A State surcharge fee of 12% is applied to all building permit types issued in the State of Oregon.

Technology Fee:

The Technology Fee will be assessed on all applications and permits: 4% of all permit fees as established below, once ePermitting has been implemented.

1. Structural Permit Fees

Building Value		Base Fee	For the First	Plus	For each additional
From:	To:				
1	500	\$ 60.00			
501	2,000	\$ 60.00	500	2.25	100
2,001	25,000	\$ 93.75	2,000	9.25	1,000
25,001	50,000	\$ 306.50	25,000	7.00	1,000
50,001	100,000	\$ 481.50	50,000	4.70	1,000
100,001		\$ 716.50	100,000	4.00	1,000

Inspections and Other Structural Fees:

Inspections outside normal business hours (min. 2 hrs)	\$ 91.75	hr
Reinspection and/or Each Add'l Inspection (beyond allowable)	\$ 91.75	each
Plan Review Fee (when applicable)	65% of permit fee	
Fire & Life Safety Plan Review	40% of permit fee	
Additional plan review required by changes, additions or revisions	\$ 91.75	hr

2. Fire System Permits

A) Residential Fire Systems

1. Standalone system (*Structural*) **OR**
2. Multipurpose/Continuous Loop System (*Plumbing*)

(fee includes plan review)

Square footage of Area to be Covered	Fee
0 - 2,000 SF	\$ 225.10
2,001 - 3,600 SF	\$ 280.85
3,601 - 7,200 SF	\$ 365.80
7,201 SF +	\$ 461.45

B) Commercial Fire Sprinkler System (*Structural*)

Fee based on valuation of installation costs and system equipment. Refer to building permit fees.

C) Commercial Fire Alarm Systems (*Structural*)

Fee based on valuation of installation costs and system equipment. Refer to building permit fees.

3. Mechanical Permits:

A) Residential Mechanical Fee Schedule:

Minimum Permit Fee	\$ 60.00
1) Furnace	\$ 30.00
2) Floor Furnace	\$ 30.00
3) Suspended Unit Heater	\$ 30.00
4) Wall Heater	\$ 30.00
5) Gas Fireplace	\$ 30.00
6) Heat Pump	\$ 30.00
7) Residential AC	\$ 30.00
8) Evaporative Cooler	\$ 30.00
9) Single Exhaust Vent	\$ 20.00
10) Air Handling Unit	\$ 30.00
11) Whole House Ventilation	\$ 30.00
12) Radon Mitigation	\$ 30.00
13) Gas Water Heater	\$ 30.00
14) Kitchen Exhaust	\$ 30.00
15) Attic/Crawl Space Fan	\$ 30.00
16) Hydronic System	\$ 30.00
17) Wood Stove	\$ 30.00
18) Pellet Stove	\$ 30.00
19) Gas Outlet	
1-4	\$ 20.00
Additional	\$ 5.00 each
20) Miscellaneous	\$ 30.00

B) Commercial Mechanical Fee Schedule:

Valuation of installation:	Permit Fee:
\$1 to \$5,000.00	\$ 81.15
\$5,001 to \$10,000	\$ 81.15 (for the first \$5,000) plus \$2.25 for ea. add'l \$1,000 (or fraction thereof) over \$5,000
\$10,001 to \$100,000	\$ 197.05 (for the first \$10,000) plus \$11.65 for ea. add'l \$1,000 (or fraction thereof) over \$10,000
\$100,000 +	\$ 1,240.45 (for the first \$100,000) plus \$8.20 for ea. add'l \$1,000 (or fraction thereof) over \$100,000

C) Residential and Commercial Mechanical Plan Review Fee \$ 91.75 hr

D) Mechanical - Inspections and Other Fees

Inspection outside normal business hours (per hour - min. chg. 2 hr)	\$ 91.75 hr
Reinspection and/or Each Add'l Inspection (beyond allowable)	\$ 91.75 each
Inspection for which no fee is specifically indicated (per hour)	\$ 91.75 hr
Additional plan review required by changes, additions or revisions to approved plans (per hour - minimum charge 1 hour)	\$ 91.75 hr

4. Plumbing Permit Fees

A) New One and Two Family Dwelling

Includes one kitchen, first 100 feet each of site utilities, hose bibbs, icemakers, underfloor low-point drains, and raindrain packages that include piping, gutters, downspouts, and perimeter system. *Half bath counted as whole.*

1) 1-bath house	\$ 260.00
2) 2-bath house	\$ 345.00
3) 3-bath house	\$ 400.00
4) More than 3-bath house	\$ 85.00 per bath over 3
5) Solar water	\$ 60.00
6) Minimum permit fee	\$ 60.00
7) Fixture fee	\$ 22.00 each
8) Commercial/Industrial/Single Family:	
A. Commercial/Industrial:	
i) 200' water line + 10 fixtures plus sanitary/storm sewer/rain drain	\$ 200.00
ii) If over 200' water service or 11 fixtures, number of fixtures X 16.50 plus water service, sanitary and storm sewer/rain drain as required in B), below.	
B) Water Service/Sanitary/Storm Sewer	
i) Water Service/Sanitary/Storm Sewer (First 100' or fraction thereof)	\$ 60.00
ii) Water Service/Sanitary/Storm Sewer (Ea. Add'l 100' or fraction thereof of site utilities - water, sewer, storm (which includes rain, footing, trench and leach) - first 100' included in bathroom/kitchen fee above)	\$ 51.25
10) In-park Manufactured Home	\$ 60.00

B) Commercial and/or Multifamily Units

1) Fixture Fee	\$ 22.00 each fixture
2) Site Utilities	
Sanitary Services first 100 feet or fraction thereof	\$ 60.00
-Each additional 100 feet or fraction thereof	\$ 51.25
Storm Services First 100 feet or fraction thereof	\$ 60.00
-Each additional 100 feet or fraction thereof	\$ 51.25
Water Services First 100 feet or fraction thereof	\$ 60.00
-Each additional 100 feet or fraction thereof	\$ 51.25

3) Other Plumbing Fees

Minimum Plumbing Fee	\$ 60.00
Plumbing Plan Review	25% of permit fee
Add'l Plan Review required by changes, additions or revisions (min chg 1 hr)	\$ 91.75 hr
Inspection outside normal business hours (2 hr. min chg) + mileage	\$ 91.75 hr

4) Medical Gas Installation

Fees based on valuation of installation costs and system equipment, including but not limited to inlets, outlets, fixtures and appliances (rounded up to the nearest increment indicated in the below table). Plan review is required.

Total Valuation	Fee
\$0 to \$5,000	\$ 112.60
\$5,001 to \$10,000	\$ 112.60 for the first \$5,000 plus \$1.70 for each addl \$100 or fraction thereof over \$5,000
\$10,001 to \$100,000	\$ 197.60 for the first \$10,000 plus \$11.45 for ea addl \$1,000 or fraction thereof over \$10,000
\$100,001 and up	\$ 1,228.10 for the first \$100,000 plus \$7.90 for ea addl \$1,000 or fraction thereof over \$100,000

5. **Manufactured Dwelling**

A. Manufactured Dwelling Placement Fee \$ 450.20 installation fee allows three inspections total.

Includes the concrete slab, runners or foundations that are prescriptive, electrical feeder and plumbing connections and all crossover connections and up to 30 lineal feet of site utilities. Decks, other accessory structures, and foundations that are not prescriptive, utility connections beyond 30 lineal feet, new electrical services or additional branch circuits, and new plumbing - may require separate permits. All decks 30" above ground, carports, garages, porches, and patios are based on valuation and may also require separate permits. -- See structural schedule by valuation for non-dwelling modular placements

B. State Administrative Fee \$ 30.00 per placement

6. **Manufactured Home Park and RV Park**

The Area Development Permit fee is calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table of OAR 918-650-0030 for Recreational Park & Organizational Camp - and applying the valuation amount to Table 1 as referenced for each.

7. **Investigation Fees - all disciplines**

Investigation Fee A <i>Low effort to determine compliance</i>	\$ 91.75
Investigation Fee B <i>Medium effort to gain compliance. Stop Work Order posted. Applicant obtains required permit within 10 business days.</i>	\$ 163.90
Investigation Fee C <i>High effort to gain compliance. Applicant failed to meet deadline or has had more than one documented violation in 12 months for starting work without permits.</i>	\$ 273.20 or hourly rate, whichever is greater

8. **Other Permits:**

A. Sign Permits	
1) 0 - 35 SF	\$ 75.00 + building permit fee
2) 36 - 60 SF	\$ 103.00 + building permit fee
3) 61 - 100 SF	\$ 173.00 + building permit fee
4) 101 - 150 SF	\$ 213.00 + building permit fee
5) Pole Sign	\$ 200.00 + building permit fee
B. Miscellaneous Permits:	
1) Demolition Permit	\$ 150.00
2) Fence Permit	\$ 35.00
3) Building Moving Permit	\$ 200.00 + building permit fee, if necessary
4) Business Certificate of Occupancy	\$ 100.00