

**City of Independence - Building Dept. Fees: Final**

**State Surcharge:**

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

**Technology Fee:**

Starting December 12, 2023, a Technology Fee will be assessed on all applications and permits: 4% of all building fees as established below.

**1. Structural Permit Fees**

Building Value From:	To:	Base Fee	For the First	Plus	For each additional
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	and above.	\$ 716.50	100,000	\$4.00	1,000

**Inspections and Other Structural Fees:**

Inspections outside normal business hours - per hour (minimum charge 2 hrs)	\$91.75 hr
Inspections for which no fee is specifically indicated (as required) - per hour	\$91.75 hr
Reinspection or Each Add'l Inspection (beyond allowable)	\$91.75 each
Structural Plan Review Fee (when applicable)	65% of permit fee
Additional plan review required by changes, additions or revisions (minimum charge 1 hr)	\$91.75 hr
Fire & Life Safety Plan Review	40% of permit fee
Seismic Surcharge – plan review on essential structures	1% of structural permit fee
Deferred Submittal Plan Review Fee – in addition to project plan review fees	65% of the building permit fee calculated using the value of the deferred portion with a \$91.75 minimum
Phased Project Plan Review Fee – in addition to project plan review fees	\$91.75 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1500.00 per phase
Structural Minimum Permit Fee	\$60.00

**2. Fire System Permits**

**A) Residential Fire Systems**

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

Square footage of Area to be Covered (fee includes plan review)	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 Structural Permit Fee table by valuation.

**C) Commercial Fire Alarm Systems (Structural)**

Fee based on valuation of installation costs and system equipment. Refer to Structural Permit Fee table by valuation.

Solar Structural Installation Permits – <i>separate Electrical Permit application may also be required</i> (OAR 918-050-0180)	
Solar Permit (when required) – Prescriptive Path System, fee includes plan review	\$60.00
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>

When applicable, structural permits use valuation as determined by ICC Valuation Table current as of April 1 of each year, as per OAR 918-050-0100.

**3. Mechanical Permit Fees**

A) Residential Mechanical Fee Schedule:	Per Each
Minimum Permit Fee	\$60.00
Air conditioner	\$30.00
Air handling unit of up to 10,000 cfm	\$30.00
Air handling unit 10,001 cfm and over	\$30.00
Appliance or piece of equipment regulated by code but not classified in other appliance categories	\$30.00
Appliance vent installation, relocation or replacement not included in an appliance permit	\$30.00
Attic/crawl space fans	\$30.00
Barbecue	\$30.00
Chimney/liner/flue/vent	\$30.00
Clothes dryer exhaust	\$30.00
Decorative gas fireplace	\$30.00
Ductwork – no appliance/fixture	\$30.00
Evaporative cooler other than portable	\$30.00
Floor furnace, including vent	\$30.00
Flue vent for water heater or gas fireplace	\$30.00
Furnace - greater than 100,000 BTU	\$30.00
Furnace - up to 100,000 BTU	\$30.00
Furnace/burner including duct work/vent/liner	\$30.00
Gas or wood fireplace/insert	\$30.00
Gas fuel piping outlets	\$20.00 ea for first 4, then \$5.00 ea for addl
Heat pump	\$30.00
Hood served by mechanical exhaust, including ducts for hood	\$30.00
HRV / ERV	\$30.00
Hydronic hot water system	\$30.00
Installation or relocation domestic-type incinerator	\$30.00
Mini split system	\$30.00
Oil tank/gas/diesel generators	\$30.00
Pool or spa heater, kiln	\$30.00
Radon mitigation	\$30.00
Range hood/other kitchen equipment	\$30.00
Repair, alteration, or addition to mechanical appliance including installation of controls	\$30.00
Suspended heater, recessed wall heater, or floor mounted unit heater	\$30.00

Ventilation fan connected to single duct	\$30.00
Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$30.00
Water heater	\$30.00
Wood/pellet stove	\$30.00
Other heating/cooling	\$30.00
Other fuel appliance	\$30.00
Other environment exhaust/ventilation	\$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) up to and including \$10,000
\$10,001 to \$100,000	\$92.40 for the first \$10,000 - plus \$11.65 for ea. add'l \$1,000 (or fraction thereof) up to and including \$100,000
\$100,000 and up	\$1,140.90 for the first \$100,000 - plus \$8.20 for ea. add'l \$1,000 (or fraction thereof)

**C) Residential and Commercial Mechanical Plan Review Fee**

25% of permit fees

**D) Mechanical - Inspections and Other Fees**

Inspection outside normal business hours - per hour (minimum charge 2 hrs)	\$91.75 hr
Reinspection <b>and/or</b> 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 hr)	\$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, 1 kitchen	\$260.00
2) 2-bath, 1 kitchen	\$345.00
3) 3-bath, 1 kitchen	\$400.00
4) Each Additional bathroom >3-bath - or - kitchen >1	\$85.00
Each additional 100 ft or fraction thereof of site utilities – water, sewer, storm (which includes rain, footing, trench, and leach) – first 100 ft included in bathroom/kitchen fee above	\$51.25
5) Solar water	\$60.00
6) Minimum permit fee	\$60.00
7) Plan Review	65% of permit fee

**B) Residential - Non-new construction**

1) Residential - Fixtures (non-new construction)	\$22.00 each fixture
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2) Site Utilities

Sanitary Services first 100 feet or less	\$60.00
- Each additional 100 feet or fraction thereof	\$51.25
Storm Services First 100 feet or less	\$60.00
- Each additional 100 feet or fraction thereof	\$51.25
Water Services First 100 feet or less	\$60.00
- Each additional 100 feet or fraction thereof	\$51.25

3) In-park Manufactured Home	\$60.00 per space
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**C) Commercial and/or Multifamily Units**

1) Commercial - Fixtures	\$22.00 each fixture
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2) Site Utilities

Sanitary Services first 100 feet or less	\$60.00
- Each additional 100 feet or fraction thereof	\$51.25
Storm Services First 100 feet or less	\$60.00
- Each additional 100 feet or fraction thereof	\$51.25
Water Services First 100 feet or less	\$60.00
- Each additional 100 feet or fraction thereof	\$51.25

3) Commercial - 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

**D) Other Plumbing Fees**

Minimum Plumbing Fee	\$60.00
Plumbing Plan Review	25% of permit fee
Addl Plan Review required by changes, additions or revisions (minimum charge 1 hr)	\$91.75 hr
Inspection outside normal business hours - per hour (minimum charge 2 hrs)	\$91.75 hr
Reinspection – per each	\$91.75 ea
Each additional inspection, above allowable – per each	\$91.75 ea
Inspections for which no fee is specifically indicated (as required) – per hour	\$91.75 hour

**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:**

<b>A. Sign Code Permits</b>		Structural permit by valuation reqd for sign construction
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>B. Miscellaneous Fees:</b>		
1) Demolition Permit - no State Surcharge	\$150.00	
2) Fence Permit - applies to fences 7 ft or less	\$35.00	
-- Fences greater than 7 ft regardless of materials used locally require a Structural permit by valuation -- see Structural Permit Fee table by valuation.		
3) Building Moving Permit	\$200.00	+ building permit fee, if necessary
4) Certificate of Occupancy for Business Change of use OR Temporary Certificate of Occupancy - per 30 days	\$100.00	

- 5) Copy Fees .25 per page
- 6) Returned Check fee (NSF) \$35
- 7) Refund Processing Fee - not subject to State Surcharge \$25