

1	<b>BUILDING DEPARTMENT FEES</b>	
2	<b>PROPOSED ~ City of St. Helens Fee Schedule Effective 1-1-2017</b>	
3	<b>I. STRUCTURAL PERMIT FEES</b>	
4	<b>A. TOTAL VALUATION OF IMPROVEMENT:</b> The valuation of building construction shall be the total construction cost for all classes of	
5	\$1.00 to \$ 2,000	\$64.58
6	\$2,001 to \$5,000	\$112.98
7	\$5,001 to \$25,000	\$112.98 for first \$5000 plus \$12.20 for each additional \$1000 or fraction thereof, to including \$25,000
8	\$25,001 to \$ 50,000	\$357.00 for the first \$25,000 plus \$9.15 for each additional \$1,000, or fraction thereof, to and including \$50,000
9	\$ 50,001 to \$100,000	\$585.90 for the first \$50,000 plus \$6.10 for each additional \$1,000, or fraction thereof, to and including \$100,000
10	\$100,001 and up	\$890.93 for the first \$100,000 plus \$5.09 for each additional \$1,000, or fraction thereof.
11	<b><u>B. PLAN REVIEW FEE:</u></b>	
12	Plan Review Fee is 65% of Structural Permit Fee	65% of structural fee
13	Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$95.76/hour
14	Fire/Life/Safety Plan review (if required)	40% of structural fee
15	Planning & Engineering Review fees could apply.	(see Planning/Eng. Fees)
16	<b><u>C. INSPECTION FEES &amp; MISC. FEES:</u></b>	
17	Inspections required outside normal business hours (min. 2 hr. charge)	\$116.24/hour
18	Reinspection Fee (after 2 same-type failed inspections)	\$94.93
19	New addition of planning release fee (if planning sig. is required)	See Planning Fee Schedule
20	Inspection fee which no fee is specifically indicated	\$96.92/hour
21	Administration fee	\$42
22	<b><u>D. STATE OF OREGON SURCHARGE FEE:</u></b>	
23	Subject to yearly increases, currently at 12%	Current State Surcharge (___% x structural fee)
24	<b>II. PHASED CONSTRUCTION (all types; Residential &amp; Commercial)</b>	
25	<b><u>A. PERMIT FEE:</u></b> Flat Fee (for all types); \$100 for commercial codes or \$50 residential codes, for each separate phase of the project.	\$105 Commercial / \$52.50 Residential
26	<b><u>B. PLAN REVIEW FEE:</u></b> The plan review fee shall be increased in an amount equal to 10% of the building permit fee calculated using the value of the particular phase of the project, not to exceed an additional \$1,500 for each phase.	Additional 10% to standard plan review for construction type
27	<b>III. DEFERRED SUBMITTALS (all types; Residential &amp; Commercial)</b>	

28	<b>A. PERMIT FEE:</b> The fee is for administration, processing, & reviewing deferred plans shall be an amount equal to 65% of the building permit fee calculated using the value of the particular deferred portion(s) of the project. This fee is <u>in addition</u> to the project plan review fee based on total project value.	65% of deferred value
29	<b>IV. DEMOLITION PERMIT FEES</b>	
30	<b>A. Residential;</b> Flat Fee	\$95
31	<b>B. Commercial;</b> Based on job value	Refer to; I. Structural Permit Fee

32	<b>V. PLUMBING FEE</b>	
33	<b><u>A. 1 &amp; 2 FAMILY DWELLINGS:</u></b>	<b>Fee</b>
34	1 bathroom (new construction)	\$452.71
35	2 bathroom (new construction)	\$548.00
36	3 bathroom (new construction)	\$643.28
37	Bathroom (each additional; new construction)	\$95.29
38	Water service; first 100 feet (new construction excluded)	\$63.50
39	Sanitary & Storm water service; first 100 feet (new construction excluded)	\$63.53 each
40	Add'l 100' or part thereof; water, sanitary, & storm sewer (no charge for 1st 100' of new construction)	\$34.92
41	Minor installation (per fixture including additions/remodels, alterations & repairs)	\$23.84
42	Irrigation/Backflow Device (first 100 feet)(if not counted as a minor install minimum permit fee applies)	Minimum Plumbing Permit Fee \$63.00
43	Special equipment or DWV alteration	\$63.53
44	<b><u>B. MANUFACTURED STRUCTURES &amp; PREFABRICATED STRUCTURES:</u></b>	
45	Connection to existing drain, sewer & water (initial installation)	\$63.53
46	New, sanitary and storm water connection	\$63.53/each
47	New water service	\$63.53
48	Add'l 30' or part thereof (water, sanitary & storm sewer)	\$34.92
49	<b><u>C. PARKS; RV and MANUFACTURED DWELLING PARKS:</u></b>	
50	Base fee (includes 5 or less spaces)	\$280.35
51	6-19 spaces (base fee plus cost per spaces)	\$48.30/per space
52	20 or more spaces (base fee plus cost per spaces)	\$26.57
53	<b>Water, Sanitary &amp; Storm Sewer (per fixture)</b>	\$22.05
54	<b><u>D. COMMERCIAL, INDUSTRIAL &amp; DWELLINGS OTHER THAN 1 &amp; 2 FAMILY:</u></b>	
55	3 or less fixtures	\$79.80
56	Base fee (includes 4 to 10 fixtures)	\$195.30
57	11 or more fixtures (base fee plus cost per fixture)	\$23.84
58	Water service (first 100 feet)	\$63.53
59	Building sanitary sewer (first 100 feet)	\$63.53
60	Building storm sewer (first 100 feet)	\$63.53
61	Add'l 100' or part thereof (water or sewer)	\$34.92

62	<b><u>E. PLAN REVIEW FEE:</u></b>	
63	Plan Review Fee is 30% of Plumbing Permit Fee	30% of plumbing fee
64	Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$95.76/hour
65	<b><u>F. INSPECTION FEES &amp; MISC. FEES:</u></b>	
66	Inspections required outside normal business hours (min. 2 hr. charge)	\$116.24/hour
67	Reinspection Fee (after 2 same-type failed inspections)	\$94.93 each
68	Specially requested inspections (1 hr. min.)	\$94.93/hour
69	Inspection fee which no fee is specifically indicated	\$94.93/hour
70	Minimum Plumbing Permit Fee	\$63.00
71	<b><u>G. STATE OF OREGON SURCHARGE FEE:</u></b>	
72	Subject to yearly increases, currently at 12%	Current State Surcharge (___% x Plumbing fee)

73	<b>VI. MECHANICAL PERMIT</b>	
74	<b>A. RESIDENTIAL:</b> Unless otherwise noted, fees apply to both gas & electric appliances, including piping.	
75	Gas Test: 1-4 outlets	\$4.13
76	Gas Test; for each above 4 outlets	\$1.05/ea.
77	Air Conditioning or Heat pump	\$12.39
78	Bath/Laundry Fans or Misc house fans	\$9.28
79	BBQ gas line	\$12.39
80	Vacuum Systeem	\$12.39
81	Gas dryer gas test (will require dryer vent fee)	\$4.13
82	Dryer Vent	\$9.28
83	Fireplace (all types)	\$12.39
84	Furnace/Duct Work	\$12.39
85	Heat Pump (electric)	\$12.39
86	Propane Insert	\$12.39
87	Range/Cook Top; gas (No permit required if electrical.)	\$12.39
88	Range Hood/Vent	\$9.28
89	Water Heater; gas (No mechanical permit required if electrical BUT a Plumbing permit is required for all types.)	\$9.28
90	Woodstove	\$12.39
91	<b>B. COMMERCIAL, INDUSTRIAL &amp; DWELLINGS OTHER THAN 1 &amp; 2 FAMILY:</b>	
92	\$1.00 to \$6,000	\$96.60
93	\$6,001 to \$7,000	\$106.26
94	\$7,001 to \$25,000	\$106.26 for the first \$7,000, plus \$10.19 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.
95	\$25,001 to \$50,000	\$289.78 for the first \$25,000, plus \$7.64 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.
96	\$50,001 to \$100,000	\$480.88 for the first \$50,000, plus \$5.09 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.
97	\$100,001 and up	\$735.50 for the first \$100,000, plus \$5.25 for each additional \$1,000 or fraction thereof.
98	Phased Construction	See II. (above)
99	Deferred Submittals	See III. (above)
100	<b>C. PLAN REVIEW FEE:</b>	

101	Plan Review Fee is 65% of Mechanical Permit Fee	65% of mechanical fee
102	Additional plan review required by changes, additions or revision to approved plans (minimum 1 hr.)	\$95.76/hour
103	Fire/Life/Safety Plan review (if required)	40% of structural fee
104	<b><u>D. INSPECTION FEES &amp; MISC. FEES:</u></b>	
105	Inspections required outside normal business hours (min. 2 hr. charge)	\$116.24/hour
106	Reinspection Fee (after 2 same-type-failed inspections)	\$94.93 each
107	Specially requested inspections (1 hr. min.)	\$94.93/hour
108	Inspection fee which no fee is specifically indicated	\$94.93/hour
109	Minimum Mechanical Permit Fee	\$63.53
110	<b><u>E. STATE OF OREGON SURCHARGE FEE:</u></b>	
111	Subject to yearly increases, currently at 12%	Current State Surcharge (___% x structural fee)

112	<b>VII. MANUFACTURED DWELLINGS</b>	
113	<b><u>A. RESIDENTIAL:</u></b>	
114	Installation Fee	\$211.68
115	New or relocated Sewer & Storm Sewer	\$63.53 each
116	New or relocated water service	\$63.53
117	Connection to drain, sewer & water	\$63.53
118	State of Oregon Code Development Fee	\$31.50
119	Additional Permits are required for decks, garage, pole buildings, & plumbing/mechanical changes per current codes.	(see specific fees above)
120	<b><u>B. RUNNERS / CONCRETE SLAB*</u></b>	
121	If the applicant is going to construct runners or a slab, the following fees shall be added to the sitting permit fee. The runners/concrete slab permit fees are based on valuation (fair labor costs & materials);	
122	\$1.00 to \$6,000.00	\$94.50
123	\$6,001 to \$7,000	\$103.61
124	\$7,001 to \$8,000	\$113.56
125	\$8,001 to \$9,000	\$123.50
126	\$9,001 to \$10,000	\$133.44
127	\$10,001 to \$11,000	\$143.39
128	\$11,001 to \$12,000	\$153.33
129	\$12,001 to \$13,000	\$163.28
130	\$13,001 to \$14,000	\$173.22
131	* Runners or a slab are not required by Oregon law. You may site a manufactured dwelling on a pad of gravel with pier blocks, in accordance with the current Oregon Manufactured Dwelling Standards for installation.	
132	<b><u>C. MOVABLE COMMERCIAL INSTALLATION</u></b>	
133	Installation Fee	\$196.35
134	Connection to water service	\$63.53
135	Connection to sewer service or holding tank	\$63.53 each
136	<b><u>D. PLAN REVIEW FEE:</u></b>	
137	For Runners/Concrete Slab; Plan Review Fee is 65% of Runner/Slab Fee	65% x (___) runner/slab amt. only
138	Movable Commercial Installation; Flat Plan Review Fee (plans required for anchoring)	\$43.05
139	Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$95.76/hour
140	Planning & Engineering Review fees could apply.	
141	<b><u>E. INSPECTION FEES &amp; MISC. FEES:</u></b>	

142	Inspections required outside normal business hours (min. 2 hr. charge)	\$116.24/hour
143	Reinspection Fee (after 2 same-type-failed inspections)	\$94.93 each
144	Specially requested inspections (1 hr. min.)	\$94.93/hour
145	Inspection fee which no fee is specifically indicated	\$94.93/hour
146	<b>F. STATE OF OREGON SURCHARGE FEE:</b>	
147	Subject to yearly increases, currently at 12%	Current State Surcharge (___% x Installation fees)
148	Current State Development fee	Currently \$30.00

149	<b>VIII. SOLAR STRUCTURAL INSTALLATION FEES</b>	
150	<b>A. PERMIT FEE:</b> Flat fee for installations that comply with the prescriptive path described in section 3111.5.3 of the Oregon Structural Specialty Code. This includes 1 plan review & 1 inspection	\$155.93
151	Per 3111.1 OSSC: All other installations shall be based on valuation of structural elements for the; Panels, including Racking, Mounting, Rails & cost of Labor (excluding electrical equipment, collector panels, & inverters). Use the above I. A Structural Fee chart above.	Use above; I. Structural Fee Chart
152	<b>B. PLAN REVIEW FEE:</b>	
153	Plan Review Fee is 65% of Structural Permit Fee	65% of solar structural fee
154	Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$95.76/hour
155	Fire/Life/Safety Plan review (if required)	40% of solar structural fee
156	<b>C. INSPECTION FEES &amp; MISC. FEES:</b>	
157	Inspections required outside normal business hours (min. 2 hr. charge)	\$116.24/hour
158	Reinspection Fee (after 2 same-type failed inspections)	\$94.93 each
159	Specially requested inspections (per hour)	\$94.93/hour
160	Inspection fee which no fee is specifically indicated	\$94.93/hour
161	<b>D. STATE OF OREGON SURCHARGE FEE:</b>	
162	Subject to yearly increases, currently at 12%	Current State Surcharge (___% x Installation fees)
163	<b>IX. FIRE SUPPRESSION SYSTEMS</b>	
164	<b>A. RESIDENTIAL PERMIT FEE:</b> based on square footage of the structure, below. This fee covers the cost of normal plan review & inspections.	
165	0-2000 Square Feet	\$357.00
166	2001-3600 Square Feet	\$385.35
167	3601-7200 Square Feet	\$427.35
168	7201 and greater	\$485.10
169	<b>B. COMMERCIAL, INDUSTRIAL &amp; DWELLINGS OTHER THAN 1 &amp; 2 FAMILY:</b>	
170	Fee shall be based on value of project.	Use above; I. Structural Fee Chart
171	<b>C. INSPECTION FEES &amp; MISC. FEES:</b>	
172	Inspections required outside normal business hours (min. 2 hr. charge)	\$116.24/hour
173	Reinspection Fee (after 2 same-type failed inspections)	\$94.93 each
174	Specially requested inspections (per hour)	\$94.93/hour
175	Inspection fee which no fee is specifically indicated	\$94.93/hour
176	A backflow device could also be required.	Minor Installation fee; <b>\$60.00</b> per fixture or minimum plumbing permit

177	<b><u>D. PLAN REVIEW FEE:</u></b>	
178	Plan Review Fee is 65% of Structural Permit Fee	65% of structural fee
179	Additional plan review required by changes, additions or revisions to approved plans (minimum 1/2 hr.)	\$95.76/hour
180	<b>X. MEDICAL GAS INSTALLATIONS</b>	
181	<b><u>A. PERMIT FEE:</u></b> Based on value of installation cost, system equipment; inlets, outlet fixtures & appliances.	Use above structural Fee calculation (I.A)
182	<b><u>B. PLAN REVIEW FEE:</u></b>	
183	Plan Review Fee is 65% of Structural Permit Fee	65% of structural fee
184	Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$95.76/hour
185	Fire/Life/Safety Plan review (if required)	40% of structural fee
186	<b><u>C. INSPECTION FEES &amp; MISC. FEES:</u></b>	
187	Inspections required outside normal business hours (min. 2 hr. charge)	\$116.24/hour
188	Reinspection Fee (after 2 same-type failed inspections)	\$94.93 each
189	Specially requested inspections (1 hr. min.)	\$94.93/hour
190	Inspection fee which no fee is specifically indicated	\$94.93/hour
191	Minimum Building Permit Fee	60
192	<b><u>D. STATE OF OREGON SURCHARGE FEE:</u></b>	
193	Subject to yearly increases, currently at 12%	Current State Surcharge (___% x structural fee)

194	<b>XI. MISCELLANEOUS FEES</b>	
195	<b>A.</b> Administration Fee; outside of issuing building permits (min. 1 hr. then 1/2 hour fraction there after)	\$42.00/hour
196	<b>B.</b> Records Request	Time & Materials
197	<b>C.</b> Temporary Certificate of Occupancy	\$157.50 Residential / \$267.50 Commercial
198	<b>D.</b> Refund Policy	Refund must be greater than \$75, or no refund can be issued.
199	<b>E.</b> Minimum Fee for all types of permits, if not previously indicated.	\$63.00
200	<b>F.</b> Planning & Engineering Reviews could apply.	See Planning/Engineering Fee Schedule
201	<b>G.</b> Administration Fee	\$42.00
202	<b>H.</b> Plan Review/Release Fees	Non-refundable
203	<b>XII. GRADE &amp; FILL PERMIT</b>	
204	<b>PLAN REVIEW FEE</b>	
205	50 cubic yards or less	No fee
206	51 to 100 cubic yards	\$40.95
207	101 to 200,001	65% of the fill and grade permit fee
208	<b>PERMIT FEES</b>	
209	50 cubic yards or less	No fee
210	51 to 100 cubic yards	\$63.00
211	101 to 1,000 cubic yards	\$63.00 for the first 100 cubic yards, plus \$23.67 for each additional 100 cubic yards or fraction thereof
212	1,001 to 10,000 cubic yards	\$267.10 for the first 1,000 cubic yards, plus \$19.37 for each additional 1000 cubic yards thereof
213	10,001 to 100,000	\$450.45 for the first 10,000 cubic yards, plus \$88.83 for each additional 10,000 cubic yards thereof
214	100,001 cubic yard or more	\$1249.92 for the first 100,000 cubic yards, plus \$48.40 for each additional 10,000 cubic yards or fraction thereof
215	<b>A. STATE OF OREGON SURCHARGE FEE:</b>	
216	Subject to yearly increases, currently at 12%	Current State Surcharge (___% x structural fee)