



Oregon

Kate Brown, Governor

Department of Consumer and Business Services

Building Codes Division

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May 10, 2016

To: INTERESTED PARTIES

**From: BRETT SALMON, MANAGER
POLICY AND TECHNICAL SERVICES**

Subject: EUGENE FEE ADOPTION

The State Building Codes Division (division) has received the enclosed notice of intent to adopt building inspection program fees from the above listed municipality. Pursuant to Oregon Administrative Rule 918-020-0220, municipalities seeking to adopt fees are required to provide the following summary information 45 days prior to the proposed adoptive date.

- (A) The affected specialty code or program areas;
- (B) A description of the proposed building inspection program fees including the approximate percentage change when applicable;
- (C) The proposed effective date;
- (D) The date of the last fee increase in the specialty code or program area if applicable;
- (E) The anticipated date, time and location of the local municipal hearing scheduled pursuant to Oregon Revised Statute (ORS) 294.160;
- (F) The name, phone number, and title of a contact person; and
- (G) A narrative explaining the purpose of the proposed fee adoption.

The division is required to notify interested parties after receiving a notice of intent to adopt building inspection program fees from a municipality. Enclosed is the information the municipality provided to the division pursuant to the above administrative rule requirements.

If you have concerns about this proposed fee change, you may contact the municipality directly by contacting Mark Whitmill, Building Official, 541-682-5128, mark.d.whitmill@ci.eugene.or.us. Please direct comments to Mark. If you still have unresolved concerns, you may appeal this fee adoption (pursuant to ORS 455.210(3) and 479.845) by sending a written request to the division within 60 days of the municipality's letter of notice to the division.

cc: CITY OF EUGENE



April 29, 2016

Brett Salmon, Policy Analyst
Building Codes Division
P.O. Box 14470
Salem, OR 97309-0404

RE: City of Eugene Fee Adjustment

Dear Brett:

The City of Eugene is proposing an adjustment across-the-board to fees in all statewide specialty code areas administered by the City that will result in an approximate 2.0% increase. Eugene fee adjustments are adopted through administrative order after a 15-day public comment period, scheduled for posting in June. The Eugene City Council is given notice of the proposed adjustments and opportunity to comment at the same time. The anticipated effective date is July 1, 2016.

The last fee increase of 2.5% percent was implemented in July of 2015. Ongoing increases in Personnel costs as well as the addition of code compliance staff has increased our operating costs. This proposed increase is in line with our goal of annual modest fee increases that allow the program to remain financially viable.

If there are concerns or questions please contact Mark Whitmill at 541-682-5128 or by email at mark.d.whitmill@ci.eugene.or.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Whitmill", is written over a light blue horizontal line.

Mark Whitmill
Building Official
541-682-5128

Enc.

Proposed City of Eugene Fee Schedule – Effective Date July 1, 2016

<u>BUILDING PERMIT FEES</u>		
<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
<u>Building Permit Fees:</u>		
Project valuation:		
New construction, Residential: The valuation is determined using the ICC Building Valuation Data Table current as of April 1 each year, multiplied by the square footage of the dwelling, addition, garage or accessory structure. Project value is then applied to the table below to determine the building permit fee. <ul style="list-style-type: none"> • Residential carports, covered porches, patios and decks use 50% of the value of a private garage (“utility, miscellaneous”) from the valuation table. 		
New construction, Commercial: The valuation is the higher of: <ol style="list-style-type: none"> 1. The valuation based on the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure; or 2. The value* stated by the applicant Project value is then applied to the table below to determine the building permit fee.		
Alteration or repair: The permit fees are calculated based on the fair market value* of all construction work for which the permit is issued.		
<i>*Definition of Valuation: The valuation to be used in computing the permit fee and plan check fee shall be the total value of all construction work, excluding fire systems, for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, and other permanent work or equipment, and the contractor's profit.</i>		
Use total value of construction work determined above to calculate the Building Permit Fee below:		
\$1 - \$2,000	\$85.00 minimum fee	\$86.70 minimum fee
\$2,001 - \$25,000	\$85.00 plus \$9.20 for each add'l \$1,000 or fraction thereof	\$86.70 plus \$9.39 for each add'l \$1,000 or fraction thereof
\$25,001 - \$50,000	\$296.60 plus \$7.00 for each add'l \$1000 or fraction thereof	\$302.67 plus \$7.14 for each add'l \$1,000 or fraction thereof
\$50,001 - \$100,000	\$471.60 plus \$5.10 for each add'l \$1,000 or	\$481.17 plus \$5.20 for each add'l \$1,000 or

BUILDING PERMIT FEES

<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
<p>\$100,001 and up</p>	<p>fraction thereof \$726.60 plus \$3.30 for each add'l \$1,000 or fraction thereof</p>	<p>fraction thereof \$741.17 plus \$3.36 for each add'l \$1,000 or fraction thereof</p>
<p><u>Building Plan Check Fee</u></p>	<p>65% of building permit fees</p>	<p>65% of building permit fees</p>
<p><u>Deferred Submittal Fee</u></p> <p>For processing and reviewing deferred plan submittals</p> <p>The fee is in addition to the project plan review fee based on the total project value.</p>		<p>35% of the building permit fee calculated using the value of the particular deferred portion or portions of the project.</p> <p>Minimum fee: \$96.00/hr for 1 and 2 family dwelling projects, \$192.00/hr for commercial and all other projects.</p>
<p><u>Manufactured Dwelling Permits:</u></p> <p>Installation permit on lots or in parks <i>Fee includes: concrete slab, code compliant runners or foundations, electrical feeder, plumbing connections and all cross-over connections.</i></p> <p>Earthquake resistant bracing system installation permit <i>Fee assessed when system is not installed at the same time and as part of a manufactured dwelling installation permit.</i></p> <p><i>*Accessory structure fees will be assessed based on the value of construction determined under the Building Permit Fee section above.</i></p> <p><i>*Utility connections beyond 30 lineal feet will be assessed separate plumbing fees determined under the Plumbing Permit Fee section of this Schedule.</i></p> <p><i>*Additional electrical and plumbing services may require additional permits.</i></p>	<p>\$320.00*</p> <p>\$119.00</p>	<p>\$326.00*</p> <p>\$121.00</p>

BUILDING PERMIT FEES

<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
Manufactured Dwelling Park Closure Permit (Section 2.1086 Eugene Code, 1971)	\$683.00	\$697.00
Manufactured dwelling and cabana fee State fee required on all manufactured dwelling and cabana installations to help defray expenses incurred in code development, monitoring and administration of Oregon's manufactured dwelling and cabana installation program.	\$31.00	\$32.00
<u>Additional Plan Review Fee</u> For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.	\$94.00/hr (minimum charge \$47.00)	\$96.00/hr (minimum charge \$48.00)
<u>Addressing Fees:</u> New structure Address change	\$38.00 \$64.50	\$40.00 \$65.00
<u>Alternative Materials and Methods</u> Hourly rate charged per person involved in review.	\$94.00/hr (minimum charge \$47.00)	\$96.00/hr (minimum charge \$48.00)
<u>Building Demolition Permit Fee</u>	\$112.00	\$200.00
<u>Condominium Conversion Permit Application</u> (Section 2.1066 Eugene Code, 1971)	\$596.00	\$608.00
Emergency Generator	\$293.00	\$299.00
<u>Excavation & Grading Fees:</u> Applies to all property except public right-of-way Plan review fee Permit fees: 50 - 1,000 cubic yards 1,001 - 10,000 cubic yards 10,001 - 100,000 cubic yards 100,001 cubic yards or more	\$47.00 \$94.00 \$223.50 \$623.00 \$847.50	\$96.00 \$96.00 \$228.00 \$635.00 \$864.00

BUILDING PERMIT FEES

<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
<u>Fire/Life Safety (F/LS) Plan Check Fee</u>	40% of bldg. permit fees when F/LS plan review is required	40% of bldg.. permit fees when F/LS plan review is required
<p><u>Fire Suppression Residential Stand-Alone and Multi-Purpose Systems:</u> <i>Based on area of the residential structure. Base fee includes plan review and inspections.</i></p> <p>0 – 2,000 square feet 2,001 – 3,600 square feet 3,601 – 7,200 square feet Over 7,200 square feet </p>	<p>\$363.00</p> <p>\$391.50</p> <p>\$434.50</p> <p>\$493.00</p>	<p>\$100.00</p> <p>\$150.00</p> <p>\$250.00</p> <p>\$350.00</p>
<p><u>Fire System Fees, Commercial:</u> Fire Sprinkler, Fire Suppression, Fire Alarm, Standpipe, Paint Booth and similar systems. <i>Commercial fire system permit fees shall be charged based on the total valuation of work to be performed.</i></p> <p>\$1 - \$2,000 \$2,001 - \$25,000 \$25,001 - \$50,000 \$50,001 - \$100,000 </p>	<p>\$85.00 minimum fee</p> <p>\$85.00 plus \$9.20 for each add'l \$1,000 or fraction thereof</p> <p>\$296.60 plus \$7.00 for each add'tl \$1000 or fraction thereof</p> <p>\$471.60 plus \$5.10 for each add'tl \$1,000 or fraction thereof</p>	<p>\$86.70 minimum fee</p> <p>\$86.70 plus \$9.39 for each add'tl \$1,000 or fraction thereof</p> <p>\$302.67 plus \$7.14 for each add'tl \$1,000 or fraction thereof</p> <p>\$481.17 plus \$5.20 for each add'tl \$1,000 or fraction thereof</p>

BUILDING PERMIT FEES

<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
\$100,001 and up	\$726.60 plus \$3.30 for each add'l \$1,000 or fraction thereof	\$741.17 plus \$3.36 for each add'l \$1,000 or fraction thereof
<u>Commercial Fire Systems Plan Check Fee</u>	65% of fire system permit fee	65% of fire system permit fee
<u>Flood Hazard Zone Plan Check Fee</u>	5% of building permit fees when flood hazard zone plan check is required	5% of building permit fees when flood hazard zone plan check is required
<u>Foundation Only Permit</u>	Apply Building Permit Fees (above) based on 20% of total project value	Apply Building Permit Fees (above) based on 20% of total project value
<u>Quick Start Agreement/Express Start Review</u> <i>Fee for plan review and the issuance of an authorization to proceed with construction prior to completion of the full plan review process.</i>	\$197.00	\$200.00
<u>Phased Permit Fee</u> <i>Coordination fee charged in addition to normal plan review and permit fees; base fee includes required predevelopment meeting.</i> <i>Fee assessed on each phase of a project.</i>	\$293.00 + 10% of the total building permit fee for each phase of work. Not to exceed \$1,500 for each phase	\$299.00 + 10% of the total building permit fee for each phase of work. Not to exceed \$1,500 for each phase
<u>Reroof Permit, Commercial Construction</u>	\$176.50	\$192.00
<u>Same-as-Plans (SAPs)*</u> <i>Structural plan review for single family homes and duplexes where a new structure is being constructed that is identical to a structure that has already been reviewed and approved by city staff.</i> <i>* Plan review fees for Zoning, Public Works and Fire will also be charged where applicable.</i>	\$266.50 per structure	\$272.00 per structure
<u>Same-time-Plans (STPs)*</u> <i>Structural plan review for each additional structure when identical structures are being constructed and plans for each structure are submitted at the same time. Full structural plan review fees will be collected for the first home/duplex of the same design.</i> <i>*Plan review fees for Zoning, Public Works and Fire will also be charged where applicable.</i>	\$266.50 per structure	\$272.00 per structure
<u>Seismic Hazard Plan Check Fee</u> <i>As authorized by ORS 455.447(3)</i>	1% of total structural	1% of total structural

BUILDING PERMIT FEES

<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
	and mechanical specialty code fees for essential and hazardous facilities, and major and special occupancy structures	and mechanical specialty code fees for essential and hazardous facilities, and major and special occupancy structures
<u>Site Development Permit & Plan Check Fee</u> <i>Includes review and inspection by Public Works and Land Use. Additional Plan review fees will be assessed if the project requires review under the Plumbing, Building or Fire Codes.</i>	\$821.00	\$837.00
<u>Solar Installation Permit:</u> Installations in compliance with section 305.4 of the Oregon Solar Installation Specialty Code All other installations <i>*Valuation includes structural elements of solar panels, including racking, mounting elements, rails, and the cost of labor to install. Valuation does not include the cost of solar electrical equipment, including collector panels and inverters.</i> <i>Separate electrical fees also apply.</i>	\$160.00	\$160.00
<u>Spa or Hot Tub Permit</u> <i>Separate electrical, mechanical and plumbing fees also apply</i>	\$60.50	\$60.50
<u>Swimming Pool Permit</u>	Apply building permit fees (above)	Apply building permit fees (above)
<u>Temporary Certificates of Occupancy (TCOs):</u> Residential, new application Residential, renewal Commercial, new application Commercial, renewal	\$80.00 \$80.00 \$320.00 \$320.00	\$82.00 \$82.00 \$326.00 \$326.00

BUILDING PERMIT FEES		
<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
<p><u>School District Construction Excise Tax</u> <i>(Authorized by ORS 320.170 thru ORS 320.189)</i></p> <p><i>Applies to construction within certain school districts in the City of Eugene and the Eugene Urban Growth Boundary.</i></p> <p><i>Currently assessed on projects in the boundaries of Bethel School District #52 only.</i></p>	<p>The construction excise tax is assessed as a dollar rate per square foot of construction which is collected by the City of Eugene and forwarded to the school district assessing the tax for capital improvement project funding. Rates can vary among districts</p>	<p>The construction excise tax is assessed as a dollar rate per square foot of construction which is collected by the City of Eugene and forwarded to the school district assessing the tax for capital improvement project funding. Rates can vary among districts</p>
<p><u>State Surcharge and Training Fees*</u> <i>*The amount of the State surcharge is established by the State of Oregon on building permit fees, electrical permit fees, mechanical permit fees, plumbing permit fees, manufactured home permit fees, grading fees, and the hourly fees charged under the Master Permit program. The surcharge is subject to change by the State and is collected by the City and passed through to the State. (12 percent as of October, 2010)</i></p>	<p>Percentage of permit fees and hourly rate fees in lieu of permit</p>	<p>Percentage of permit fees and hourly rate fees in lieu of permit</p>
<p>See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.</p>		

ELECTRICAL PERMIT FEES		
<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
<p><u>Plan Check Fees</u></p>	<p>35% of electrical permit fees when plan check is performed</p>	<p>35% of electrical permit fees when plan check is performed</p>
<p>Residential Permit, New Construction: <i>Single family, duplex, or multifamily per dwelling unit. * Include attached garage. Service included.</i></p> <p>1,000 square feet or less </p> <p>Each additional 500 sq. ft. or portion thereof </p>	<p>\$213.00</p> <p>\$49.00</p>	<p>\$217.00</p> <p>\$50.00</p>

ELECTRICAL PERMIT FEES

<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
Each limited energy system installation	\$49.00	\$50.00
Each protective signaling system installation	\$49.00	\$50.00
Each manufactured home or modular dwelling service or feeder	\$106.50	\$108.50
*For a multi-family building containing three or more apartments, determine the square footage of the largest apartment in the building and compute the fee. The fee for each additional apartment in the building is one-half of the first unit fee. Limited energy and protective signaling system fees are assessed once per floor.		
<u>Service or Feeder Permits:</u> <i>Installations, alterations or relocation</i>		
200 amps or less	\$117.00	\$119.00
201 amps to 400 amps	\$149.50	\$152.50
401 amps to 600 amps	\$213.00	\$217.00
601 amps to 1,000 amps	\$325.00	\$331.50
Over 1,000 amps or volts	\$656.00	\$669.00
Reconnect only	\$77.00	\$78.50
<u>Temporary Service or Feeder Permits:</u> <i>Installations, alterations or relocation</i>		
200 amps or less	\$97.00	\$99.00
201 amps to 400 amps	\$117.00	\$119.00
401 amps to 600 amps	\$191.75	\$195.50
601 amps to 1,000 amps	\$325.00	\$331.50

<u>ELECTRICAL PERMIT FEES</u>		
<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
Over 1,000 amps or volts	\$656.00	\$669.00
<u>Branch Circuit Permits:</u>		
New, alteration or extension (per panel) <i>With purchase of service or feeder</i>	\$8.70/ea	\$8.90
First branch circuit <i>Without purchase of service or feeder</i>	\$69.75	\$71.00
Each additional branch circuit <i>Without purchase of service or feeder</i>	\$8.70/ea	\$8.90
<u>Renewable Energy Systems:</u> <i>Installation, alteration or relocation</i>		
5 kva or less	\$117.00	\$119.00
5.01 to 15 kva	\$150.00	\$153.00
15.01 to 25 kva	\$192.00	\$196.00
Over 25 kva:		
Solar generation systems	\$192.00 plus \$10 for each additional kva, not to exceed \$942.00	\$196.00 plus \$10 for each additional kva, not to exceed \$942.00
Wind generation systems:		
25.01 to 50 kva	\$249.00	\$254.00
50.01 to 100 kva	\$498.00	\$508.00
Over 100 kva	Calculate based on service or feeder sizes(s) and branch circuits.	Calculate based on service or feeder sizes(s) and branch circuits.
<u>Miscellaneous Fees:</u> <i>Service or feeder not included</i>		
Each pump or irrigation circle	\$77.00/ea	\$78.50/ea

ELECTRICAL PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Each sign or outline lighting Signal circuits or limited energy panel <i>(Alteration or extension)</i> <i>In buildings over three floors, each floor over three is considered a separate panel for calculating limited energy fees.</i>	\$77.00/ea \$77.00/ea	\$78.50/ea \$78.50/ea
Additional Plan Review Fee <i>For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.</i>	\$94.00/hr (minimum charge \$47.00)	\$96.00/hr (minimum charge \$48.00)
Generator Inspections <i>Minimum fee to cover cost of inspection. No additional hourly fees charged beyond the minimum.</i>	\$283.00	\$288.50
Master Permit Program <i>Inspection Fee</i>	\$94.00/hr (minimum charge \$47.00)	\$96.00/hr (minimum charge \$48.00)
State Surcharge and Training Fees* <i>*The amount of the State surcharge is established by the State of Oregon on building permit fees, electrical permit fees, mechanical permit fees, plumbing permit fees, manufactured home permit fees, grading fees, and the hourly fees charged under the Master Permit program. The surcharge is subject to change by the State and is collected by the City and passed through to the State.</i> <i>(12 percent as of October, 2010)</i>	Percentage of permit fees and hourly rate fees in lieu of permit	Percentage of permit fees and hourly rate fees in lieu of permit
<i>See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.</i>		

MECHANICAL PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Plan Check Fees	65% of mechanical permit fees when plan review is performed	65% of mechanical permit fees when plan review is performed
Minimum Permit Fee	\$85.00	\$86.70
Permit Fees for One- and Two-Family Dwellings: Mechanical Equipment:* Clothes dryer, exhaust fan, kitchen hood	\$18.50	\$18.75

MECHANICAL PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Fuel burning (incl. vents, chimney, flues, etc.)	\$36.00	\$36.75
All other appliances and equipment	\$24.50	\$25.00
Gas Piping System:		
New or altered	\$19.50	\$20.00
Alteration to mechanical equipment or system	\$22.50	\$23.00
<p><i>*Mechanical equipment for one- and two-family dwellings includes, but is not limited to: wood stove, fireplace insert, furnace and its attached add-ons (e.g. cooling coil and air filter), pellet stove, heat pump condenser unit, log lighter, portions of boiler installation not regulated by the State, pool heater, sauna, solar energy system.</i></p> <p><i>The following items are included in the base fee, separate fees will not be assessed: filter, volume damper, fresh air intakes, water heater regulated by plumbing code, duct work, control units or thermostats and similar equipment.</i></p>		
<p>Permit Fees for Commercial, Industrial and Multi-Family Residential: <i>Use the total value of the mechanical equipment and installation costs to calculate the Mechanical permit fee.</i></p>		
\$1 - \$2,000	\$85.00 minimum fee	\$86.70 minimum fee
\$2,001 - \$25,000	\$85.00 plus \$9.20 for each add'l \$1,000 or fraction thereof	\$86.70 plus \$9.39 for each add'l \$1,000 or fraction thereof
\$25,001 - \$50,000	\$296.60 plus \$7.00 for each add'l \$1000 or fraction thereof	\$302.67 plus \$7.14 for each add'l \$1,000 or fraction thereof
\$50,001 - \$100,000	\$471.60 plus \$5.10 for each add'l \$1,000 or fraction thereof	\$481.17 plus \$5.20 for each add'l \$1,000 or fraction thereof
\$100,001 and up	\$726.60 plus \$3.30 for each add'l \$1,000 or fraction thereof	\$741.17 plus \$3.36 for each add'l \$1,000 or fraction thereof
<p>Additional Plan Review Fee <i>For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.</i></p>	\$94.00/hr (minimum charge \$47.00)	\$96.00/hr (minimum charge \$48.00)
<p>State Surcharge and Training Fees* <i>*The amount of the State surcharge is established by the State of Oregon on building permit fees, electrical permit fees, mechanical permit fees, plumbing permit fees, manufactured home permit fees, grading fees, and the hourly fees charged under the Master Permit program. The surcharge is subject to change by the State and is collected by the City and passed through to the State.</i></p>	Percentage of permit fees and hourly rate fees in lieu of permit	Percentage of permit fees and hourly rate fees in lieu of permit

MECHANICAL PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<i>(12 percent as of October, 2010)</i>		
<i>See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.</i>		

PLUMBING PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<u>Plan Check Fees</u>	35% of plumbing permit fees when plan review is performed	35% of plumbing permit fees when plan review is performed
<u>Minimum Permit Fee</u>	\$85.00	\$86.70
<u>Commercial, Industrial and Multi-Family Residential Permits, and Alterations to Existing One- and Two-Family Dwelling Systems*</u> <i>*Fixtures include: water closet, lavatory, tub/shower, sink, bidet, laundry tubs, disposal, dishwasher, clothes washer, water heater, floor sink/drain, through drain, drinking fountain, hose bib, sump pump/ejector, urinal, roof drain/overflow, catch basin, interceptor/grease trap, dental units, receptors.</i>	\$21.50 / fixture*	\$22.00 / fixture*
<u>One - or Two-Family Dwelling, New Construction:*</u> <i>Fee includes first 100 feet of water, storm and sewer service</i>		
One bathroom	\$469.00	\$478.00
Two bathrooms	\$629.00	\$642.00
Three bathrooms	\$703.00	\$717.00
Each add'l bathroom above three & kitchen above one	\$188.00	\$192.00
<i>*Base fee includes: kitchen, hose bibs, icemakers, underfloor low point drains, and rain drain packages that include piping, gutters, downspouts, and perimeter systems.</i>		
<u>Additional Plan Review Fee</u> <i>For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.</i>	\$94.00/hr (minimum charge \$47.00)	\$96.00/hr (minimum charge \$48.00)
<u>Hot Water Heater Permit, One- and Two-Family Residential Only</u> <i>Replacement of water heater of similar size and location that it is replacing.</i> <i>(Includes one inspection)</i>	\$70.00	\$70.00
<u>Medical Gas System</u> <i>Calculate the total value of system equipment and installation costs, including but not limited to inlets, outlets, fixtures and appliances. Apply the value of work to the medical gas system permit fee table below.</i>		

PLUMBING PERMIT FEES

Fee Description	Current Fees	Proposed Fees
\$1 - \$2,000	\$85.00 minimum fee	\$86.70 minimum fee
\$2,001 - \$25,000	\$85.00 plus \$9.20 for each add'l \$1,000 or fraction thereof	\$86.70 plus \$9.39 for each add'l \$1,000 or fraction thereof
\$25,001 - \$50,000	\$296.60 plus \$7.00 for each add'l \$1000 or fraction thereof	\$302.67 plus \$7.14 for each add'l \$1,000 or fraction thereof
\$50,001 - \$100,000	\$471.60 plus \$5.10 for each add'l \$1,000 or fraction thereof	\$481.17 plus \$5.20 for each add'l \$1,000 or fraction thereof
\$100,001 and up	\$726.60 plus \$3.30 for each add'l \$1,000 or fraction thereof	\$741.17 plus \$3.36 for each add'l \$1,000 or fraction thereof
Miscellaneous Permits:		
Reverse plumbing	\$57.50	\$58.75
Septic tank removal	\$57.50	\$58.75
Solar units (potable water)	\$81.00	\$82.50
Swimming pool piping to equipment	\$86.00	\$87.75
Removal, Abandonment, or Cap Off of Fixtures as Listed Above	\$10.75 / fixture*	\$11.00 / fixture*
Sanitary Service:		
First 100 feet	\$131.00	\$133.50
Each additional 100 feet or fraction thereof	\$57.00	\$58.00
Storm Sewer Service:		
First 100 feet	\$131.00	\$133.50
Each additional 100 feet or fraction thereof	\$57.00	\$58.00
Water Service:		

PLUMBING PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
First 100 feet	\$105.00	\$107.00
Each additional 100 feet or fraction thereof	\$57.00	\$58.00
Plan Check Fee – Site Utility Systems <i>For review of sanitary sewer, storm sewer, and water service piping system plans as authorized by OAR 918-780-0040(7)</i>	35% of applicable Sanitary Service, Storm Sewer Service, and Water Service permit fees only.	35% of applicable Sanitary Service, Storm Sewer Service, and Water Service permit fees only.
State Surcharge and Training Fees* <i>*The amount of the State surcharge is established by the State of Oregon on building permit fees, electrical permit fees, mechanical permit fees, plumbing permit fees, manufactured home permit fees, grading fees, and the hourly fees charged under the Master Permit program. The surcharge is subject to change by the State and is collected by the City and passed through to the State. (12 percent as of October, 2010)</i>	Percentage of permit fees and hourly rate fees in lieu of permit	Percentage of permit fees and hourly rate fees in lieu of permit
See also “Inspection Fees” and “Miscellaneous Fees” at the end of this fee schedule.		

FIRE PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Commercial Plan Check Fee <i>Fire code plan review associated with Building and Mechanical Permits.</i>	15% of bldg. permit fees If no bldg. permit, 15% of mechanical permit fees	15% of bldg. permit fees If no bldg. permit, 15% of mechanical permit fees
Commercial review for water and access when no building permit or mechanical permit is issued concurrently	\$118.00	\$120.00
Residential Plan Check Fees		
One- and two-family dwelling or townhouse review for water and access	\$118.00	\$120.00
Additional Plan Review Fee <i>For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.</i>	\$94.00/hr (minimum charge \$47.00)	\$96.00/hr (minimum charge \$48.00)
Hazardous Materials <i>Includes highly toxic and toxic chemical supply and drainage systems, HPM tools and systems, and cryogenic systems</i> <i>(includes one inspection)</i>	\$411.00	\$419.00
HazMat Chemical Evaluation/Review (HMIS)	\$270.00	\$275.00
Private Water Mains and Hydrant Systems	\$373.00	\$380.00

<u>FIRE PERMIT FEES</u>		
<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
<i>(Includes two inspections)</i>		
Propane Tanks <i>Exceeding 125 water gallons</i> <i>(Includes one inspection)</i>	\$73.00	\$74.50
Site Development Review <i>(e.g., grading, fill, excavation, PEPI, etc. not related to a specific structure.)</i>	\$118.00	\$120.00
Tanks: <i>(includes one inspection)</i>		
Water storage tanks (for fire protection water supply)	\$351.00	\$358.00
Fuel or hazardous material tank installation or alteration (above- and underground)	\$320.00	\$326.00
Fuel or hazardous material tanks abandoned in place	\$147.00	\$150.00
Fuel or hazardous material tank removal (underground)	\$147.00	\$150.00
Each additional fuel or hazardous material tank on same premises	\$58.00	\$59.00
<i>See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.</i>		

<u>EROSION PERMIT FEES</u>		
<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
Erosion Prevention Permit Fees:		
New residential	\$293.00	\$299.00
Residential addition	\$176.00	\$180.00
New commercial <i>Sites less than one acre</i>	\$410.00	\$418.00
New commercial <i>Sites one acre or larger</i>	\$879.00	\$897.00

EROSION PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Commercial addition	\$235.00	\$240.00
Utility	\$235.00	\$240.00
Umbrella Permit	\$880.00	\$898.00
<i>Permit for multiple construction activities on the same parcel of land that are proposed in connection with a development, including private infrastructure, structures, and other site improvements.</i>		
+ (plus) Sensitive lot fee <i>(Designated pursuant to R-6.645-E)</i>	\$188.00/lot	\$192.00/lot
+ (plus) Non-sensitive lot fee	\$94.00/lot	\$96.00
Annual Permit	\$1,716.00/yr or \$94.00/hr	\$1,716.00/year or \$96.00/hr
<u>Annual Compliance Fee</u> <i>Billed annually until permit is closed.</i>	50% of annual permit fee	50% of annual permit fee
<u>Non-Permitted Site Fee</u> <i>Assessed on permits for new residential and commercial construction, residential and commercial additions to existing structures, excavation and grading and site development that do not require erosion permits.</i>	\$94.00	\$96.00
<i>See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.</i>		

PUBLIC WORKS PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<u>Plan Check Fees:</u>		
<u>Residential:</u>		
New construction	\$388.00	\$396.00
Additions/alterations to existing structures	\$126.00	\$128.50
<u>Commercial:</u>		
New construction	\$836.00	\$853.00
Additions/alterations to existing structures	\$448.00	\$456.00

PUBLIC WORKS PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Limited development, grade and fill review	\$73.00	\$74.50
Private easement review	\$119.00	\$121.50
Stormwater management facility review <i>(Non-simplified design)</i>	\$254.00	\$259.00
<u>Additional Plan Review Fee</u> <i>For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.</i>	\$94.00/hr (minimum charge \$47.00)	\$96.00/hr (minimum charge \$48.00)
<u>Building Move Permit Fee</u> <i>Assessed for each structure being moved</i>	\$584.00	\$596.00
<u>Driveway Permit Fees:</u> <i>Driveway cuts completed with residential and commercial building permits for new construction, or additions and alterations to existing structures, are included in the plan check fees shown above.</i>		
Residential w/o building permit	\$172.00	\$175.50
Commercial w/o building permit	\$234.00	\$239.00
Each add'l driveway cut beyond first driveway	\$80.00	\$81.50
Repair of driveway previously built to City standards	\$119.00	\$121.00
<u>Dye Test</u>	\$37.00	\$37.75
<u>Excavation in the Public Right-of-Way (ROW):</u>		
Excavation in row and public utility easements <i>(Not involving pavement cuts)</i>	\$160.00	\$163.00
Excavation in row involving pavement cuts	\$478.00	\$488.00
Minor excavation in public utility easement and curb core cuts	\$49.00	\$50.00
<u>Floodplain, Floodway Fees:</u>		

PUBLIC WORKS PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<p>Floodplain development permit w/o buildings</p> <p>.....</p> <p><i>Assessed for fill, grading and other non-building-related development within the Special Flood Hazard Area (SFHA). This fee includes structures such as fences, retaining walls, bridges, paving, etc.</i></p> <p><i>(Additional fees will apply for development work within the Floodway, or work that includes a Watercourse Alteration within the SFHA).</i></p>	\$47.00	\$48.00
<p>Floodplain Development Permit w/ buildings</p> <p>.....</p> <p><i>Assessed for review of an elevation or floodproofing certificate, other building-related floodplain requirements, and other structural development within the Special Flood Hazard Area (SFHA).</i></p> <p><i>(Additional fees will apply for development work within the Floodway, or work that includes a Watercourse Alteration within the SFHA).</i></p>	\$235.00 per building	\$240.00 per building
<p>Watercourse Alteration</p> <p>.....</p> <p><i>Assessed for alteration or relocation of any watercourse within the Special Flood Hazard Area (SFHA). Watercourses include those identified on adopted Flood Insurance Rate Map (FIRM) and any waterways or other bodies of water which convey public stormwater.</i></p> <p><i>(Routine maintenance activities such as vegetation management and sedimentation removal are not considered watercourse alterations).</i></p>	\$517.00	\$527.00
<p>Floodway Development (minor)</p> <p>.....</p> <p><i>Assessed for minor grading, fill or other development within the Floodway that either results in less than two cubic yards of fill or development which does not increase the native ground elevation at ANY point. Development in the Floodway is required to meet additional flood-related requirements.</i></p> <p><i>(This fee is in addition to the appropriate Floodplain Development permit fee).</i></p>	\$140.00	\$142.75
<p>Floodway Development</p> <p>.....</p> <p><i>Assessed for grading, fill and all other development within the Floodway. Development in the Floodway is required to meet additional flood-related requirements.</i></p> <p><i>(This fee is in addition to the appropriate Floodplain Development permit fee).</i></p>	\$422.00	\$430.00
Property Review Checklist	\$107.00	\$109.00
Revocable Permit Fees:		
<p>Permits not requiring a recorded agreement</p> <p>.....</p>	\$199.00	\$203.00
<p>Permits requiring a recorded agreement</p> <p>.....</p>	\$571.00	\$582.00
<p>Sidewalk Permit Fees:</p> <p><i>Sidewalks completed with a residential or commercial building permit for new construction, or additions and alterations to existing structures, are included in the plan check fees shown above.</i></p>		

PUBLIC WORKS PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Residential w/o building permit	\$238.00	\$243.00
Commercial w/o building permit (First 400 square feet)	\$238.00	\$243.00
Commercial, each add'l square foot over 400	\$0.11/square foot	\$0.11/square foot
Repair of sidewalk previously built to city standards	\$153.00	\$156.00
Temporary Right-of-Way (ROW) Use:		
Minimum fee	\$55.00	\$56.00
Weekly (per sq ft/week)	\$0.05	\$0.05
Monthly (per sq ft/mo) (First 6 months)	\$0.15	\$0.15
Long-Term (per sq ft/mo) (Each additional month after first 6)	\$0.05	\$0.05
Block party (with street closure), first day	\$89.00	\$91.00
Block party, each additional day	\$30/day	\$30/day
<i>See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.</i>		

ZONING PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Plan Check Fees:		
Commercial	45% of bldg permit fee when zoning plan review is performed	45% of bldg permit fee when zoning plan review is performed
Residential	35% of bldg permit fee when	35% of bldg permit fee when

ZONING PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<u>Special Development Standards Review</u> <i>Assessment includes, but is not limited to: properties with a zoning overlay, properties with special development standards applied through an approved land use application, properties that have non-conforming use or structure issues, properties with an historic designation, if the property zoning requires unique development standards, and if any document is required to be recorded to address zoning issues.</i>	zoning plan review is performed \$94.00/hr (maximum \$282.00)	zoning plan review is performed
<u>Additional Plan Review Fee</u> <i>For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.</i>	\$94.00/hr (minimum charge \$47.00)	\$96.00/hr (minimum charge \$48.00)
<u>Cell Tower Consultant Fee</u> <i>Fee methodology based on EC 9.5750(11).</i> <i>Deposit required at time of application.</i>	\$525.00 deposit. Total cost will be based on City's actual cost to retain consultant	\$525.00 deposit. Total cost will be based on City's actual cost to retain consultant
<u>Land Use Compatibility:</u> <i>Department of Environmental Quality, Department of Motor Vehicles, and Oregon Liquor Control Commission review)</i>		
New	\$94.00	\$48.00
Renewal	\$47.00	\$48.00
<u>Variances:</u> <i>Does not include recording fees</i>		
Noise	\$645.00	\$650.00
Sign	\$645.00	\$650.00
Zoning	\$645.00	\$650.00
<u>Zoning Inspection Fee</u>	\$94.00	\$96.00
<u>Zoning Verification</u> <i>(Minimum charge ½ hour)</i>	\$94.00/hr (minimum charge \$47.00)	\$96.00/hr (minimum charge \$48.00)
<i>See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.</i>		

SIGN PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<u>Sign Plan Check Fees:</u> Signs up to 32 sq ft	\$67.75	\$69.00

SIGN PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Signs over 32 sq ft but below 100 sq ft	\$112.75	\$115.00
Signs 100 sq ft or more, but below 200 sq ft	\$168.00	\$171.00
Billboards & signs over 200 sq ft	\$283.00 per sign face	\$288.00 per sign face
Sign Permit Fees:		
Signs up to 32 sq ft	\$112.75 per sign	\$115.00 per sign
Signs over 32 sq ft but below 100 sq ft	\$224.50 per sign	\$229.00 per sign
Signs 100 sq ft or more, but below 200 sq ft	\$562.75 per sign	\$574.00 per sign
Billboards & signs over 200 sq ft	\$1,125.50 per sign	\$1148.00 per sign
<i>(Additional review is required under the building code for free-standing signs and wall signs).</i>		
Building Code Requirements:		
Wall signs	\$111.75 (\$67.75 sign fee + 65% plan review of \$44.00)	\$113.85 (\$69.00 sign fee + 65% plan review of \$44.85)
Pole signs	\$223.50 (\$135.50 sign fee + 65% plan review of \$88.00)	\$227.70 (\$138.00 sign fee + 65% plan review of \$89.70)
Additional Plan Review Fee <i>For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.</i>	\$94.00/hr (minimum charge \$47.00)	\$96.00/hr (minimum charge \$48.00)
<i>See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.</i>		

INSPECTION FEES		
Fee Description	Current Fees	Proposed Fees
Inspections for Which No Fee is Specifically Indicated <i>Assessed under Eugene Code 8.005(14)</i>	\$94.00/ea	\$96.00/ea

<u>INSPECTION FEES</u>		
<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
<u>Inspections Outside of Normal Business Hours</u>	\$94.00/hr (minimum charge \$188.00)	\$96.00/hr (minimum charge \$48.00)
<u>Reinspection Fee</u>	\$94.00/ea	\$96.00/ea

<u>MISCELLANEOUS FEES</u>		
<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
<u>Appeal of a Decision of the City Manager or Designee</u> <i>Where an appeal is specifically authorized under chapters 6, 8 or 9 of Eugene Code, 1971</i>	\$250.00	\$250.00
<u>Expired Application Processing Fee</u> <i>Hourly rate charged for actual time spent processing and reviewing applications for permits that are never issued.</i> <i>Credit is given for paid plan check fees.</i>	\$94.00/hr	\$96.00/hr
<u>Non-Sufficient Funds (NSF) Check Processing Fee</u>	Charged in accordance with City of Eugene admin order establishing NSF fee	Charged in accordance with City of Eugene admin order establishing NSF fee
<u>Permit Renewal (Expired Permit Reinstatement Fee)</u> <i>Fee for renewal of a permit that has been expired for one year or less, provided no changes have been made in the original plans and specifications for the work. A permit may only be renewed once.</i> <i>Permits that have been expired longer than one year cannot be renewed, you must reapply for new permits.</i>	½ of total permit fees using permit rates at time of renewal	½ of total permit fees using permit rates at time of renewal
Investigation Fee <i>Hourly rate charged for research, travel time and time spent on site ensuring fire and life safety requirements are satisfied.</i> <i>Fee is in addition to permit renewal fee.</i>	\$94.00/hr (minimum charge \$47.00)	\$96.00/hr (minimum charge \$48.00)
<u>Record Searches</u>	Research and copy fees charged in accordance with City of Eugene Public Records fee order	Research and copy fees charged in accordance with City of Eugene Public Records fee order
<u>Refund Processing Fee</u> <i>Refund limited to 80% unless fee was erroneously charged.</i>	80% of permit and plan check fees will be refunded	Fee is 20% of permit and plan check fees. Amount refundable is 80% of the

MISCELLANEOUS FEES		
<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
	No portion of the admin fee will be refunded	permit and plan check fees. No portion of the admin fee will be refunded.
<u>Reports from Permit Tracking System:</u>		
Standard, pre-designed reports	Charged in accordance with City of Eugene Public Records fee order	Charged in accordance with City of Eugene Public Records fee order
New reports requiring programming <i>(Minimum ½ hour)</i>	Charged in accordance with City of Eugene Public Records fee order	Charged in accordance with City of Eugene Public Records fee order
<u>Work Without Permit Fee</u> <i>Assessed for work started before obtaining permits.</i>		
Investigation Fee <i>Hourly rate charged for research, travel time and time spent investigating work activities begun before obtaining permits</i>	\$94.00/hr	\$96.00/hr
Investigation fees are charged based on the average time spent on investigation to ensure compliance with the state building code, as follows:		
Specialty permits, signs (1 hr)	\$94.00	
Residential additions, alterations, new construction (2 hr)	\$188.00	
Commercial additions, alterations, tenant infill, change of use (3.5 hr)	\$339.00	
Illegal dwelling units (6 hr)	\$564.00	
<i>Fee is in addition to permit fees.</i>		

ADMINISTRATIVE USER FEE		
<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
Administrative User Fee	Total of all fees established by	Total of all fees established by

ADMINISTRATIVE USER FEE

<u>Fee Description</u>	<u>Current Fees</u>	<u>Proposed Fees</u>
	this or other administrative orders and collected by the Permit & Information Center (exclusive of SDC charges, appeal fees, and State surcharge and training fees) times 9% (\$7,500 maximum per phase of project)	this or other administrative orders and collected by the Permit & Information Center (exclusive of SDC charges, appeal fees, and State surcharge and training fees) times 9% (\$7,500 maximum per phase of project)