February 2, 2026

To: **Interested parties**
From: **Richard Donovan, policy advisor, policy and technical services**
Subject: **City of Coos Bay proposed fee adoption**

The State of Oregon Building Codes Division (division) has received the enclosed notice of intent to adopt building inspection program fees from the City of Coos Bay on February 2, 2026. Pursuant to Oregon Administrative Rule 918-020-0220, municipalities seeking to adopt fees are required to provide all the following information to the division 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.
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 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, or attend the local municipal hearing on:

Hearing Date(s) and Time(s): Feb. 17, 2026
Address: Council Chambers - 500 Central Avenue, Coos Bay, 97420
https://www.coosbayor.gov/government/agendas-and-minutes

Contact information: Marci Goodrich, Building Codes Administrator
mgoodrich@coosbayor.gov, 541-269-1181 ext. 3511

The final adoption of the revised fee schedule will go before City Council for approval on 03/03/2026 at a public hearing. Public comments are due by 5:00 pm on 003/02/2026.

If you still have unresolved concerns, you may, pursuant to ORS 455.210(3), appeal this fee adoption by sending a written request to the division. Appeal requests must be filed no later than 60 days after the fee adoption notice was received by the division.

City of Coos Bay
Building Codes Department

500 Central Ave
Coos Bay, OR 97420
541.269.1181,
ext. 3511
www.coosbayor.org

February 2, 2026

Oregon Department of Consumer & Business Services
Building Codes Division
PO Box 14470
Salem, OR 97309-0440

Subject: Coos Bay Building Codes Proposed Fee Modifications

Per OAR 918-020-0220, this letter is to provide notice of a proposed fee modification to the Building Department Fee Schedule to include Master Plan Subsequent Plan Review fee reduction schedule and to align a fee description with the rate schedule. See the attached *Approved* schedule reflecting current fees, proposed fee changes, and percent of increase where applicable.

This modification will be presented to City Council on 02/17/2026.

Following State approval of the modification and the required 45-Day notice period, the final adoption of the revised fee schedule will go before City Council for approval on 03/03/2026 at a public hearing. Public comments are due by 5:00 pm on 003/02/2026.

Fee changes become effective on 03/23/2026.

The purpose of the adoption of this fee schedule is to incorporate Master Plans Subsequent Plan Review Fee reduction and right a permit line description to align with the fee schedule.

Respectfully,

Marci Goodrich
Building Codes Administrator
City of Coos Bay
541-269-1181 ext. 3511
mgoodrich@coosbayor.gov

Description	Proposed Fee	Current Fee
*5% city technology fee applicable to all non admin fees - shall not be assessed on state surcharge fee or		
*A structural permit fee for new residential construction and additions shall be calculated using the international Code Council (ICC) Building Valuation Data Table current as of April 1 of each year, multiplied by the square footage ofthe dwelling to determine the valuation, as per OAR 918-050-0100.		
***When applicable, structural permits use valuation as determinde by** International Code Council (ICC) Valuation Table current as of April 1 of each year, as per OAR 918-050-0100.		
Structural Permit Fee Table		
When a structural permit is required by the state building code for retaining walls, decks, fences, accessory structures, etc – see Structural Permit fees by valuation. Plan review and/or Permit fees for any applications and/or permits that are cancelled or withdrawn by the applicant, will be retained in the amount of the cost of the work already completed by the City. This applies to all disciplines.		
$1 to $2,000	$150, minimum fee	$ 150.00
$2,001 to $25,000	$150.00 for the 1st $2,000 plus **$16.00** for each additional $1,000 or fraction thereof, to and including $25,000	$ 16.00
$25,001 to $50,000	$518.00 for the 1st $25,000 plus **$11.50** for each additional $1,000 or fraction thereof, to and including $50,000	$ 11.50
$50,001 to $100,000	$805.50 for the 1st $50,000 plus **$8.50** for each additional $1,000 or fraction thereof, to and including $100,000	$ 8.50
$100,001 and up	$1,230.50 for the 1st $100,000 plus **$7.00** for each additional $1,000 or fraction thereof	$ 7.00
State surcharge		
Assessed on all structural and mechanical permits, including reinstated permits	12% of permit fee	12%
Mechanical, Residential (based on per item)		
Air conditioner	$12.50	$12.50
Air handling unit of up to 10000 cfm	$12.50	$12.50
Air handling unit 10001 cfm and over	$20.00	$20.00
Appliance or piece of equipment regulated by code but no classified in other appliance categories	$12.50	$12.50
Attic or crawl space fans	$12.50	$12.50
Chimney/liner/flue/vent	$20.00	$20.00
Clothes dryer exhaust	$10.00	$10.00
Decorative gas fireplace	$12.50	$12.50
Ductwork – no appliance/appurtenance	$12.50	$12.50
Evaporative cooler other than portable	$12.50	$12.50
Floor furnace, including vent	$20.00	$20.00
Flue vent for water heater or gas fireplace	$20.00	$20.00
Furnace – greater than 100000 BTU	$20.00	$20.00
Furnace – up to 100000 BTU	$15.00	$15.00
Furnace/burner including duct work/vent/liner	$15.00	$15.00
Gas or wood fireplace/insert	$15.00	$15.00
Gas fuel piping outlets, each	$5.00	$5.00
Heat pump	$20.00	$20.00
Hood served by mechanical exhaust, including ducts for hood	$15.00	$15.00
Mini split system	$20.00	$20.00
Pool or spa heater, kiln	$20.00	$20.00
Range hood/other kitchen equipment	$15.00	$15.00
Suspended heater, recessed wall heater, or floor mounted heater	N/A	N/A
Ventilation fan connected to single duct	$10.00	$10.00
Ventilation system not a portion of heating or air-conditioning system authorized by permit	$12.50	$12.50
Water heater	$10.00	$10.00
Wood/pellet stove	$15.00	$15.00
Other heating/cooling	$15.00	$15.00
Other fuel appliance	$15.00	$15.00
Other environment exhaust/ventilation	$15.00	$15.00
Other inspections, per hour (1hour minimum)	$105.00	$105.00

Minimum permit fee	$105.00	$105.00
Mechanical, Commercial (based on total bid of labor & materials, valuation on fee table)		
$1 to $2,000	$125.00, minimum fee	$ 125.00
$2,001 to $20,000	$125.00 for the first $2,000 plus $16.00 for each additional $1,000 or fraction thereof	$ 16.00
$20,001 to $50,000	$413.00 for the first $20,000 plus $14.00 for each additional $1000 or fraction thereof	$ 14.00
$50,001 to $100,000	$833.00 for the first $50,000 plus $12.00 for each additional $1,000 or fraction thereof	$ 12.00
$100,001 and up	$1,433.00 for the first $100,000 plus $10.00 for each additional $1,000 or fraction thereof	$ 10.00
Mechanical plan reviews	65% of fee	65% of Fee

Description	Proposed Fee	Current Fee
Area Development Permit (ADP) **Recreation Parks (RVs)** (OAR 918-650-0030)		
Manufactured Dwelling/RV Parks – Area Development Permit (ADP)The Area Development Permit [ADP] fee to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Parks & Organizational Camps – and applying the valuation amount to Table 1 as referenced for each.		
Table 1		
Total Valuation	**Fee**	
$1 to $2,000	$160.00	$ 160.00
$2,001 to $25,000	$160.00 for the first $2,000, plus $12.00 for each additional $1,000 or fraction thereof, to and including $25,000	$ 12.00
$25,001 to $50,000	$436.00 for the first $25,000, plus $8.50 for each additional $1,000 or fraction thereof, to and including $50,000	$ 8.50
$50,001 to $100,000	$648.50 for the first $50,000, plus $6.50 for each additional $1,000 or fraction thereof, to and including $100,000	$ 6.50
$100,001 to $500,000	$973.50 for the first $100,000, plus $5.00 for each additional $1,000 or fraction thereof, to and including $500,000	$ 5.00
$500,001 to $1,000,000	$2,973.50 for the first $500,000, plus $5.00 for each additional $1,000 or fraction thereof, to and including $1,000,000	$ 5.00
$1,000,000 and up	$5,473.50 for the first $1,000,000, plus $5.00 for each additional $1,000 or fraction thereof	$ 5.00
Area Development Permit (ADP) **Manufactured Dwelling and Mobile Home Park** (OAR 918-600-0030)		
Manufactured Dwelling/RV Parks – Area Development Permit (ADP)The Area Development Permit [ADP] fee to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Parks & Organizational Camps – and applying the valuation amount to Table 1 as referenced for each.		
Table 1		
Total Valuation	**Fee**	
$1 to $2,000	$160.00	$ 160.00
$2,001 to $25,000	$160.00 for the first $2,000, plus $12.00 for each additional $1,000 or fraction thereof, to and including $25,000	$ 12.00

$25,001 to $50,000	$436.00 for the first $25,000, plus $8.50 for each additional $1,000 or fraction thereof, to and including $50,000	$ 8.50
$50,001 to $100,000	$648.50 for the first $50,000, plus $6.50 for each additional $1,000 or fraction thereof, to and including $100,000	$ 6.50

$100,001 to $500,000	$973.50 for the first $100,000, plus $5.00 for each additional $1,000 or fraction thereof, to and including $500,000	$ 5.00
$500,001 to $1,000,000	$2,973.50 for the first $500,000, plus $5.00 for each additional $1,000 or fraction thereof, to and including $1,000,000	$ 5.00
$1,000,000 and up	$5,473.50 for the first $1,000,000, plus $5.00 for each additional $1,000 or fraction thereof	$ 5.00
Demolition* (adopted at local level) - not subject to State Surchage		
*Demolition requires a performance bond equal to the contract amount or requires a signed Demolition Bond Waiver.		
Demolition bond waiver	$500.00 per day	$ 500.00
Residential structure, dwelling or garage	$110.00	$ 110.00
Nonresidential structure Complex commercial building demolition, as determined by the building official or city engineer, which may include multi-story buildings or a contract cost of $100,000 or more will, in addition to the permit fee, pay a minimum retainage of $500.00 to be applied against the actual cost of professional services used by the city to review the demolition permit. Retainage is to be increased as the cost of the professional services billed against the retainage exceeds $500.00. Balance of the retainage will be returned to the applicant at final approval of the demolition work.	$275.00	$ 275.00
Residential Fire Suppression – Standalone System, fee includes plan review		
[See Plumbing Fee with County for Continuous Loop/Multipurpose System]		
0 to 2,000 square-feet	$200.00	$ 200.00
2,001 to 3,600 square-feet	$300.00	$ 300.00
3,601 to 7,200 square-feet	$400.00	$ 400.00
7,201 square-feet and up	$500.00	$ 500.00
Commercial Fire Suppression – Alarms/Sprinklers - separate Electrical Permit application may also be required through the county		
Commercial Fire Suppression – Alarms/Sprinklers	Based on structural valuation table	BVD
Manufactured Dwelling Placement		
$70.00 land use fee	$70.00	$ 70.00
Placement	$400.00**	$ 400.00
12% state surcharge	$48.00	$ 48.00
State MFG and cabana fee	$30.00	$ 30.00
* Includes the concrete slab, runners or foundations that are prescriptive, electrical feeder and plumbing connections and all cross-over 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.		
Solar Structural Installation Permits – separate Electrical Permit application may also be required		
Solar Permit (when required) – Prescriptive Path System, fee includes plan review	$200.00	$ 200.00

Solar Installation, nonprescriptive 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. Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.	BVD
Description	**Proposed Fee**	**Current Fee**
Plan Review		
Structural Plan Review	65% of permit fee	65%
Fire and life safety	40% of structural permit fee	40%
Phased Project Plan Review Fee – in addition to project plan review fees	$300.00 min phasing (application) fee plus 10% of total project permit fee, not to exceed $1,500 per phase	$300.00+10%
Deferred submittal Plan Review Fee – in addition to project plan review fees	65% of the building permit fee calculated based on the value of the deferred portion, with a minimum $200.00 fee for each deferred submittal item	65% of the permit fee based on the value of the deferred portion, with a minimum $200.00 fee for each deferred submittal item
Additional plan reviews (after 1st plan review)	$125.00 per hour	$ 125.00
Additional plan reviews by third-party	Amount above fees charged by city for structural and fire and life safety plan review	
Additional plan review required or requested for which no fee is specifically required	$125.00 per hour	$ 125.00
Temporary Certificate of Occupancy		
Residential, 90 Days	$150.00	$ 150.00
Commercial, 30 Days	$300.00	$ 300.00
Miscellaneous		
Investigation fee (may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines and is surchargeable as inspection.)	$105.00 per hour	$ 105.00
Inspections for which no fee is specifically indicated - 1 hour Min.	$105.00 per hour	$ 105.00
Reinspection – per each	$125.00	$ 125.00
Each additional inspection, above allowable – per each	$125.00	$ 125.00
Inspection outside of normal business hours - 2 hour min.	$125.00 per hour	$ 125.00
Master Plans – Structural – setup fee, administrative	$250.00	$ 250.00
Master Plans – Structural – second and subsequent reviews	50% of initial plan review fee	N/A
Miscellaneous Fees adopted at local level		
Land use review fee	10% of permit fee, $70.00 minimum fee	10% of permit fee, $70.00 minimum fee
Retail fireworks sales	$75.00	$75.00
Sign permit	See Structural Permit fees by valuation. Plan review and/or Permit fees for any applicable discipline.	See Structural Permit fees by valuation. Plan review and/or Permit fees for any applicable discipline.
Reinstatement of Expired Permit*		
*Permits expired for more than 12-months cannot be reinstated, a new permit will be required		
Less than 6-months since expiration of permit	50% of original permit fee	50% of original permit fee
More than 6-months but less than 12-months since expiration of permit	100% of original permit fee	100% of original permit fee