Notice of proposed fee adoption

City of Dallas

The State of Oregon Building Codes Division has received the enclosed notice of intent to adopt building inspection program fees from City of Dallas on May 1, 2026.

Notice requirements

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.

Municipal hearing information

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):	June 15, 2026, at 7 p.m.
Address:	187 SE Court Street Council Chambers on the Floor 2 Dallas, OR 97338
Contact information:	Chris Reichelt, Building Official 503-831-3572, chris.reichelt@dallasor.gov

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 DALLAS
OREGON

BUILDING DIVISION

May 1, 2026

BCD Rules Coordinator
Oregon Building Codes Division
PO Box 14470
Salem, OR 97309-0404

RE: Notice of Fee increase for the City of Dallas

As required in OAR 918-020-0220, the City of Dallas is providing prior notice of a fee increase to the building inspection program.

In an effort to maintain program funding without negative impacts to our reserve fund, the fees shall be automatically adjusted by resolution every July 1st by the percentage of change prescribed in the Consumer Price Index (CPI-U Pacific Cities Index) for the year ending December 31 of the prior calendar year.

- The last time the fees were adjusted was July 1, 2025
- The proposed adoptive date for this increase is July 1, 2026.
- Attached is the Building Division fee schedule reflecting the current and new fee rates.

A local municipal hearing will be held on Monday, June 15, 2026 at 7:00 PM, in the Council Chambers on the second floor of City Hall at 187 SE Court Street, Dallas.

If you or any other interested parties have any questions, please contact our office at 503-831-3572 or by email to chris.reichelt@dallasor.gov.

Respectfully,

Chris Reichelt

Chris Reichelt
Building Official
City of Dallas

C: Brian Latta, City Manager
Charlie Mitchell, Economic & Community Development Director

DALLAS BUILDING DIVISION		
	Current Fee- FY2026	**New Fee-FY2027**
STRUCTURAL PERMIT FEES VALUATION TABLE 1 Residential-NEW 1 & 2 Family Dwellings		
Valuation – Based upon valuation as defined in OAR 918-050-0100.		
$1 to $4,000	$78.65 (residential structural minimum permit fee)	$81.01 (residential structural minimum permit fee)
$4,001 to $25,000	$78.65 for the first $4,000 plus $11.74 for each additional $1,000 or fraction thereof, to and including $25,000.	$81.01 for the first $4,000 plus $12.09 for each additional $1,000 or fraction thereof, to and including $25,000.
$25,001 to $50,000	$325.19 for the first $25,000 plus $8.81 for each additional $1,000 or fraction thereof, to and including $50,000.	$334.90 for the first $25,000 plus $9.07 for each additional $1,000 or fraction thereof, to and including $50,000.
$50,001 to $100,000	$545.44 for the first $50,000 plus $5.88 for each additional $1,000 or fraction thereof, to and including $100,000.	$561.65 for the first $50,000 plus $6.06 for each additional $1,000 or fraction thereof, to and including $100,000.
$100,001 and up	$839.44 for the first $100,000 plus $4.88 for each additional $1,000 or fraction thereof.	$864.65 for the first $100,000 plus $5.03 for each additional $1,000 or fraction thereof.
RESIDENTIAL STRUCTURAL FEES		
Residential Plan Review Fee	65% of permit fee	65% of permit fee
Additional plan review required by changes, additions or revisions to approved plans	$78.65 hourly	$81.01 hourly
Re-inspections	$78.65 each	$81.01 each
Each additional inspection, above allowable	$78.65 each	$81.01 each
Inspections outside of normal business hours	$78.65 hourly	$81.01 hourly
Inspections for which no fee is specifically indicated	$78.65 hourly	$81.01 hourly
Investigation Fee	$78.65 hourly	$81.01 hourly

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[2] Technology Fee is required to fund various internal costs of doing business electronically.

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 $78.65 minimum	65% of the building permit fee calculated using the value of the deferred portion with a $81.01 minimum
Phased Project Plan Review Fee – in addition to project plan review fees	$78.65 minimum phasing fee plus 10% of the total project building permit fee not to exceed $1500.00 per phase	$81.01 minimum phasing fee plus 10% of the total project building permit fee not to exceed $1500 per phase
Permit Reinstatement Fee-to renew already expired permit, as eligible; subject to State surcharge	$78.65	$81.01
Technology Fee[2]	4% of designated fees	4% of designated fees
STRUCTURAL PERMIT FEES VALUATION TABLE 2 COMMERCIAL/ALL OTHER RESIDENTIAL STRUCTURAL FEES (Excludes Residential NEW 1&2 Family Dwellings in Table 1 above)		
Valuation - Based upon valuation as defined in OAR 918-050-0100.		
$1 - $4,000	$93.27 (commercial structural minimum permit fee)	$96.07 (commercial structural minimum permit fee)
$4,001 - $25,000	$93.27 for the first $4,000 plus $11.18 for each additional $1,000 or fraction thereof, to and including $25,000 or fraction thereof.	$96.07 for the first $4,000 plus $11.52 for each additional $1,000 or fraction thereof, to and including $25,000 or fraction thereof.
$25,001 to $50,000	$328.05 for the first $25,000 plus $9.94 for each additional $1,000 or fraction thereof, to and including $50,000 or fraction thereof.	$337.99 for the first $25,000 plus $10.24 for each additional $1,000 or fraction thereof, to and including $50,000 or fraction thereof.
$50,001 to $150,000	$576.55 for the first $50,000 plus $8.71 for each additional $1,000 or fraction thereof, to and including $150,000 or fraction thereof.	$593.99 for the first $50,000 plus $8.97 for each additional $1,000 or fraction thereof, to and including $150,000 or fraction thereof.
$150,001 and up	$1,447.55 for the first $150,000 plus $7.46 for each additional $1,000 or fraction thereof.	$1490.99 for the first $150,000 plus $7.68 for each additional $1,000 or fraction thereof.

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COMMERCIAL/OTHER STRUCTURAL FEES		
Commercial Structural Plan Review Fee	85% of permit fee	85% of permit fee
Re-inspection Fee	$93.27 each	$96.07 each
Each additional inspection, above allowable	$93.27 each	$96.07 each
Additional Commercial Plan Review Fee as required by changes, additions or revisions to approved plans	$93.27 hourly	$96.07 hourly
Inspections for which no fee is specifically indicated	$93.27 hourly	$96.07 hourly
Inspections outside of normal business hours	$93.27 hourly	$96.07 hourly
Investigation Fee	$93.27 hourly	$96.07 hourly
Fire Life Safety Plan Review Fee	60% of permit fee	60% of permit fee
Deferred Submittal Plan Review Fee – in addition to project plan review fees	85% of the building permit fee calculated using the value of the deferred portion with a $93.27 minimum	85% of the building permit fee calculated using the value of the deferred portion with a $96.07 minimum
Phased Project Plan Review Fee – in addition to project plan review fees	$93.27 minimum phasing fee plus 10% of the total project building permit fee not to exceed $1500.00 per phase	$96.07 minimum phasing fee plus 10% of the total project building permit fee not to exceed $1500 per phase
Permit Reinstatement Fee-to renew already expired permit, as eligible; subject to State surcharge	$93.27 each	$96.07 each
Technology Fee[2]	4% of designated fees	4% of designated fees
Structural Demolition Fee – not subject to State Surcharge (Planning Fee)	$225.79	$232.57
FIRE SUPPRESSION		
Residential Fire Suppression – Standalone System, fee includes plan review *[See Plumbing Fee section for Multipurpose/Continuous Loop System]*		
Square Footage of Area to be Covered		
0 – 2000 sq ft	$213.41	$219.81
2001 – 3600 sq ft	$266.77	$274.77

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3601 – 7200 sq ft	$346.80	$357.20
7201 sq ft and greater	$437.50	$450.63
Commercial Fire Suppression – Alarms/Sprinklers	See Commercial/Other Structural Permit Fees Valuation Table 2 (above)	See Commercial/Other Structural Permit Fees Valuation Table 2 (above)
Technology Fee[2]	4% of designated fees	4% of designated fees

SOLAR		
Residential/Commercial (when required) – Prescriptive Path System Solar Fee, fee includes plan review	$129.77 (includes plan review)	$133.66 (includes plan review)
Residential/Commercial – Non-Prescriptive Path System Solar Fee	Based on Structural Permit Fees Valuation Table 2 – includes 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.*	Based on Structural Permit Fees Valuation Table 2 – includes 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.*
Technology Fee[2]	4% of designated fees	4% of designated fees

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MANUFACTURED DWELLINGS		
Manufactured Dwelling State (Cabana) Fee (no Tech Fee applies)	$30 each placement	$30 each placement
Manufactured Dwelling Placement Fee – ***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.***	$366.73 each	$377.73 each
Technology Fee[2]	4% of designated fees	4% of designated fees

MANUFACTURED DWELLING/RV Parks
Area Development Permit (ADP) **The Area Development Permit feel to be calculated based on the valuations shown in Table 2 of OAR 918-600-00300 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Park & Organizational Camp – and applying the valuation amount to Table 1 as referenced for each.**

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MECHANICAL PERMIT FEES		
RESIDENTIAL MECHANICAL		
Air Conditioner	$64.25	$66.18
Air handling unit of up to 10,000 cfm	$64.25	$66.18
Air handling unit 10,001 cfm and over	$67.18	$69.20
Appliance or piece of equipment regulated by code but not classified in other appliance categories	$64.25	$66.18
Appliance vent installation, relocation or replacement not included in an appliance permit	$5.88	$6.06
Attic/crawl space fans	$5.88	$6.06
Chimney/liner/flue/vent	$61.30	$63.14
Clothes dryer exhaust	$5.88	$6.06
Decorative gas fireplace	$61.30	$63.14
Ductwork only-no appliance/fixture	$5.88	$6.06
Evaporative cooler other than portable	$64.25	$66.18
Floor furnace, including vent	$64.25	$66.18
Flue vent for water heater or gas fireplace	$5.88	$6.06
Furnace – greater than 100,000 BTU	$67.18	$69.20
Furnace – to 100,000 BTU	$64.25	$66.18
Furnace/ burner including duct work/ vent/ liner	$64.25	$66.18
Gas or wood fireplace/insert	$61.30	$63.14
Gas fuel piping outlets-1 to 4 outlets **Each additional outlet**	$3.92 $1.32	$4.04 $1.36
Heat pump	$64.25	$66.18
Hood served by mechanical exhaust, including ducts for hood	$8.83	$9.09
Hydronic hot water system	$64.25	$66.18
Mini split system	$64.25	$66.18
Pool or spa heater, kiln	$61.30	$63.14
Radon mitigation	$5.88	$6.06

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Range hood/other kitchen equipment	$8.83	$9.09
Repair, alteration, or addition to mechanical appliance including installation of controls	$64.25	$66.18
Suspended heater, recessed wall heater, or floor mounted unit heater	$64.25	$66.18
Ventilation fan connect to single duct	$5.88	$6.06
Ventilation system not a portion of heating or air-conditioning system authorized by permit	$64.25	$66.18
Water heater (includes vent and gas connection)	$64.25	$66.18
Wood/pellet stove	$61.30	$63.14
Other heating/cooling	$64.25	$66.18
Other fuel appliance	$64.25	$66.18
Other environment exhaust/ventilation	$5.88	$6.06
Residential Minimum Permit Fee	$84.93	$87.48
Additional plan review required by changes, additions or revisions to approved plans	$84.93 hourly	$87.48 hourly
Re-inspection	$84.93 each	$87.48 each
Each additional inspection (beyond allowed)	$84.93 each	$87.48 each
Inspections for which no fee is specifically indicated	$84.93 hourly	$87.48 hourly
Inspections outside of normal business hours	$84.93 hourly	$87.48 hourly
Permit Reinstatement Fee-to renew already expired permit, as eligible; subject to State surcharge	$84.93 each	$87.48 each
Investigation Fee	$84.93 hourly	$87.48 hourly
Technology Fee[2]	4% of designated fees	4% of designated fees

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COMMERCIAL MECHANICAL FEES		
Based upon total valuation of mechanical system and installation costs per State Building Codes Division	See-Commercial/Other Structural Permit Fees Valuation Table 2 (above)	See-Commercial/Other Structural Permit Fees Valuation Table 2 (above)
Commercial Minimum Permit Fee	$93.27 each	$96.07 each
Mechanical plan review (when applicable)	25% of Mechanical permit fee	25% of Mechanical permit fee
Additional plan review required by changes, additions or revisions to approved plans	$93.27 per hour	$96.07 hourly
Re-inspection	$93.27 each	$96.07 each
Each additional inspection (beyond allowed)	$93.27 each	$96.07 each
Inspections for which no fee is specifically indicated	$93.27 hourly	$96.07 hourly
Inspections outside of normal business hours	$93.27 hourly	$96.07 hourly
Permit Reinstatement Fee-to renew already expired permit, as eligible; subject to State surcharge	$93.27 each	$96.07 each
Investigation Fee	$93.27 hourly	$96.07 hourly
Technology Fee[2]	4% of designated fees	4% of designated fees

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PLUMBING PERMIT FEES		
NEW CONSTRUCTION - 1 & 2 FAMILY		
New Construction Per Dwelling Unit – includes one kitchen, first 100 feet each of site utilities, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system. *Half bath counted as whole.*		
1 bathroom / 1 kitchen	$285.65	$294.22
2 bathrooms / 1 kitchen	$376.11	$387.39
3 bathrooms / 1 kitchen	$466.60	$480.60
Each additional bathroom (over 3)	$90.40	$93.11
Each additional kitchen (over 1)	$22.62	$23.30
Site Utilities - Sanitary sewer, storm sewer, or water service – per 100 feet greater than first 100 feet (first 100' are included in the bathroom/kitchen fee above)	$61.68	$63.53
Roof drain (commercial)	$22.62	$23.30
Absorption valve	$22.62	$23.30
Backflow preventer	$22.62	$23.30
Backwater valve	$22.62	$23.30
Catch basin or area drain	$22.62	$23.30
Clothes washer	$22.62	$23.30
Dishwasher	$22.62	$23.30
Drinking fountain	$22.62	$23.30
Trench drain	$22.62	$23.30
Ejectors/sump pump	$22.62	$23.30
Expansion tank	$22.62	$23.30
Fixture cap	$22.62	$23.30
Floor drain/floor sink/hub drain	$22.62	$23.30
Garbage disposal	$22.62	$23.30
Hose bib	$22.62	$23.30

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Ice maker	$22.62	$23.30
Interceptor/grease trap	$22.62	$23.30
Primer	$22.62	$23.30
Sink/basin lavatory	$22.62	$23.30
Tub/shower/shower pan	$22.62	$23.30
Urinal	$22.62	$23.30
Water closet	$22.62	$23.30
Water heater	$22.62	$23.30
Other – plumbing	$22.62	$23.30
Minimum Residential Plumbing Permit Fee	$84.93	$87.48
Residential Plumbing Plan Review Fee	25% of COMM Plumbing Permit Fee	25% of COMM Plumbing Permit Fee
Additional plan review required by changes, additions or revisions to approved plans	$84.93 per hour	$87.48 hourly
Re-inspection	$84.93 each	$87.48 each
Each Additional Inspection (beyond allowable)	$84.93 each	$87.48 each
Inspections for which no fee is specifically indicated	$84.93 hourly	$87.48 hourly
Inspections outside of normal business hours	$84.93 hourly	$87.48 hourly
Permit Reinstatement Fee-to renew already expired permit, as eligible; subject to State surcharge	$84.93 each	$87.48 each
Investigation Fee – Plumbing	$84.93 hourly	$87.48 hourly
Technology Fee[2]	4% of designated fees	4% of designated fees

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Residential Fire Suppression – *Multipurpose/Continuous Loop System* Fee, includes plan review *[See Structural Fee section for Standalone system]*		
Square Footage of Area to be Covered		
0 – 2000 sq ft	$213.41	$219.81
2001 – 3600 sq ft	$266.77	$274.77
3601 – 7200 sq ft	$346.80	$357.20
7201 sq ft and greater	$437.50	$450.63

COMMERCIAL AND NON-NEW RESIDENTIAL FEES		
Sanitary/Storm/Water Service – First 100 feet or less **Each additional 100 feet above the first 100 or fraction thereof**	$93.27 $61.68	$96.07 $63.53
Commercial Plan Review Fee	30% of COMM Plumbing Permit Fee	30% of COMM Plumbing Permit Fee
Minimum Commercial Plumbing Permit Fee	$93.27	$96.07
Additional plan review required by changes, additions or revisions to approved plans	$93.27 hourly	$96.07 hourly
Re-inspection	$93.27 each	$96.07 each
Each Additional Inspection (beyond allowable)	$93.27 each	$96.07 each
Inspections for which no fee is specifically indicated	$93.27 hourly	$96.07 hourly
Inspections outside of normal business hours	$93.27 hourly	$96.07 hourly
Investigation Fee – Plumbing	$93.27 hourly	$96.07 hourly
Commercial Plumbing Medical Gas Piping	Based on valuation - See Commercial/Other Structural Permit Valuation Fees Table 2 (above)	Based on valuation - See Commercial/Other Structural Permit Valuation Fees Table 2 (above)
Permit Reinstatement Fee-to renew already expired permit, as eligible; subject to State surcharge	$93.27 hourly	$96.07 hourly
Technology Fee[2]	4% of designated fees	4% of designated fees

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