



Building Division
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August 17, 2026

Department of Consumer & Business Services
Building Codes Division - Rules Coordinator
1535 Edgewater Street NW
PO Box 14470
Salem, Oregon 97309

Re: Notice of Proposed Fee Adoption

This letter serves as notification that the City of Lebanon is proposing amendments to its fee schedule for all state specialty codes administered locally. The City of Lebanon last updated the fees associated with the administration and enforcement of its Building Code Program in 2024.

A draft of the revised fee schedule is attached for review. The proposed changes represent an average increase of 5.38% to certain currently adopted fees.

A public hearing regarding the proposed fee schedule amendments will be held before the Lebanon City Council on September 9, 2026, at 6:00 p.m. The hearing will take place in the Library Community Room located at 55 Academy Street.

If approved, the proposed fees will become effective October 1, 2026.

If you have any questions, please do not hesitate to contact me by phone at 541-258-4258 or e-mail at seaton@lebanonoregon.gov.

Sincerely

Shawn T. Eaton, CBO
Building Official
City of Lebanon

Cc: Ron Whitlatch, City Manager
Shana Olson, Development Services Director
Tammy Dickey, Senior Development Technician



BUILDING DEPARTMENT FEES

EFFECTIVE OCTOBER 1, 2026

Type of Fee

Fee

PLAN REVIEW

Additional Plan Review (required by changes, additions or revisions - all disciplines)		\$130 per hour (min ½ hour)
Deferred Submittal	65% of the building permit fee calculated using the valuation of the deferred portion with a \$275 min	
Fire Life Safety Review (as required by ORS 479.155)		40% of building permit fee
Mechanical		25% of mechanical permit fee
Phased Project	\$275 minimum for each phase plus 10% of the total project fee not to exceed \$1,500 per phase	
Plumbing (required for complex structures as defined by OAR 918.780)		40% of plumbing permit fee
Master Plan – Structural (second and subsequent reviews)		50% of calculated plan review fee
Structural		65% of building permit fee

INSPECTIONS – All Disciplines

Inspections outside of normal business hours		\$130 per hour
Reinspection		\$130 per each
Each Additional Inspection, above allowable		\$130 per each
Investigation Fee		\$130 per hour
Inspections for which no fee is specifically indicated		\$130 per hour

OTHER FEES

Appeal Fee		\$150 \$155
Demolition Fee (does not incur state surcharge)		Valuation Table (min \$200)
Permit Extension (does not incur state surcharge)		\$50 \$55
Manufactured Dwelling Placement Permit*		\$400 \$420
Manufactured Dwelling State Fee (rate defined by state)		\$30
Manufactured Dwelling & RV Park Development		See Notes*
Permit Reinstatement Fee (does incur state surcharge)		\$100 \$105
Solar Installation (prescriptive)*		\$250 \$260
Solar Installation (non-prescriptive) *		See Valuation Data Table (min \$250 \$260)
State Surcharge (structural, fire, mechanical, plumbing, solar fees) (rate defined by state)		12%

VALUATION DATA TABLE (Per OAR 918-050-0100 permits use valuation as determined by ICC Valuation Table current as of April 1 of each year)

Commercial Fire Suppression – Alarms/Sprinkler, Commercial Mechanical, Commercial Plumbing Medical Gas, Commercial Structural, Residential Structural & Solar Permit – Non-Prescriptive Path System*

\$1 to \$2,000	\$95 \$100 (minimum fee)
\$2,001 to \$25,000	\$95 \$100 for the first \$2,000, plus \$12 \$13 for each additional \$1,000 or fraction thereof to and including \$25,000
\$25,001 to \$50,000	\$371 \$399 for the first \$25,000, plus \$10 \$11 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001 to \$100,000	\$621 \$674 for the first \$50,000, plus \$6 \$7 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 and up	\$921 \$1024 for the first \$100,000, plus \$5 for each additional \$1,000 or fraction thereof

Structural permits when required by the state building code for retaining walls, decks, fences, accessory structures, etc. use Valuation Data Table

RESIDENTIAL FIRE SPRINKLERS Structural Standalone and Continuous Loop/Multipurpose Systems, fee includes plan review

0 to 2,000 square feet	\$200 \$210
2,001 to 3,600 square feet	\$275 \$290
3,601 to 7,200 square feet	\$350 \$370
7,201 square feet and greater	\$425 \$450

PLUMBING		
Minimum Plumbing Fee (commercial and residential)		-\$95 \$100
SITE UTILITIES – Water, Sanitary Sewer and Storm Drain Lines (commercial & residential)		
First 100’ or fraction thereof		-\$95 \$100
Each Additional 100’ or fraction thereof		\$75 \$80
Site Utility Connections in Manufactured Dwelling Parks		\$95 \$100
RESIDENTIAL - Includes the first 100’ of site utilities – water, sewer, storm (includes rain, footing and trench), hose bibs, icemakers, underfloor low-point drains, rain drain packages that include the piping, gutters, downspouts and perimeter system. Half bath counted as whole.		
One & Two Family – 1 bath and 1 kitchen		\$450 \$470
One & Two Family – 2 bath and 1 kitchen		\$525 \$550
One & Two Family – 3 bath and 1 kitchen		\$600 \$630
Each additional bath > 3 and / or kitchen > 1		\$100
Each additional 100’ or fraction thereof of site utilities (first 100 ft included in bathroom and/or kitchen fee)		\$75 \$80
MISCELLANEOUS PLUMBING FEES (Commercial & Residential)		
Individual Fixtures (See Attachment A)		\$25 \$26.25 each
MEDICAL GAS PIPING		
\$1 to \$2,000	\$150 (minimum fee)	
\$2,001 to \$25,000	\$150 for the first \$2,000, plus \$15 for each additional \$1,000 or fraction thereof to and including \$25,000	
\$25,001 to \$100,000	\$495 for the first \$25,000, plus \$10 for each additional \$1,000 or fraction thereof to and including \$100,000	
\$100,001 and above	\$1,245 for the first \$100,000, plus \$7 for each additional \$1,000 or fraction thereof	
MECHANICAL		
Minimum Mechanical Fee (commercial and residential)		\$95 \$100
COMMERCIAL		
Fees based on valuation of mechanical system and installation		See Valuation Data Table
RESIDENTIAL		
Furnaces greater than 100000 BTU, Furnace up to 100000 BTU, Range Hood and Wood/Pellet Stove		\$50 \$52.50 each
Other Mechanical Appliances (See Attachment A)		\$25 \$26.25 each

***Manufactured Dwelling & RV Park Development**

The Area Development Permit 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 Park & Organizational Camp – and applying the valuation amount to Table 1 as referenced for each.

***Manufactured Dwelling Placement Permits**

Includes 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. See Valuation Data Table for non-dwelling modular placements.

***Solar (prescriptive and non-prescriptive)**

Includes the solar panels, racking, mounting elements, rails and cost of labor to install. Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.

***Technology Fee**

1% of all permit fees (does not include fire life safety, inspection, plan review, or state fees)

~~*Cost of Living Fee~~

~~All fees shall be automatically adjusted each July 1st, beginning July 1, 2025, based on the percentage change in the Construction Cost Index published the preceding June of each year.~~

Attachment A

Individual Plumbing Fixtures	
Absorption valve	Re-piping / retrofit water supply (per fixture)
Backflow preventer	Sink/basin/lavatory
Backwater valve	Stormwater retention/detention tank/facility
Catch basin or area drain	Swimming pool piping
Clothes washer	Trench drain
Dishwasher	Tub/shower/shower pan
Drinking fountain	Urinal
Ejectors/sump pump	Water closet
Expansion tank	Water heater
Fixture cap	Other – plumbing
Floor drain/floor sink/hub drain	Alternate potable water heating system
Garbage disposal	Interceptor/grease trap
Hose bib	Manholes
Ice maker	Roof drain (commercial)
Primer	

Other Mechanical Appliances	
Air conditioner	Heat Pump
Air handling unit of up to 10000 cfm	Hood served by mechanical exhaust, including ducts for hood
Air handling unit 10001 cfm and over	Hydronic hot water system
Appliance of piece of equipment regulated by code but not classified in other appliance categories	Installation or relocation domestic/type incinerator
Attic or crawl space fans	Mini split system
Chimney/liner/flue/vent	Oil tank/gas diesel generators
Clothes dryer exhaust	Pool or spa heater, kiln
Decorative gas fireplace	Repair, alteration, or addition to mechanical appliance including installation of controls
Ductwork only	Suspended heater, recessed wall heater, or floor mounted heater
Evaporative cooler other than portable	Ventilation fan connected to single duct
Floor furnace, including vent	Ventilation system not a portion of heating or air-conditioning system authorized by permit
Flue vent for water heater or gas fireplace	Water heater
Furnace/burner including duct work/vent/liner	Other fuel appliance
Gas Piping (per each outlet or 1-4 plus each additional)	Other environment exhaust/ventilation