

# LANE COUNTY BUILDING & ELECTRICAL PROGRAMS

## PERMIT FEE GUIDE



A listing of fees associated with Building, Plumbing, Mechanical and Electrical Permits issued by Lane County Land Management Division

Effective April 1, 2018

## **Building Permit Fees**

### **Building Valuation (LM60.855(14))**

Actual total construction costs or, at a minimum, project value based on square footage costs as dictated by current ICC valuation table Reference Page 2 for Building Valuation Data – February 2017 ICC Building Valuation Table

### **Structural Permit Fee (LM 60.855(1))**

Based on State of Oregon Structural Permit Fee Table Reference Page 2 for Structural Permit Fee Table

**Structural Plan Review Fee (LM 60.855(2))** ..... 65% of Structural Permit Fee

### **Fire/Life Plan Review Fee (LM 60.855(2))**

Fee applied when FLS review required by ORS 479.155 as authorized by OAR 918-460-0040 ..... 40% of Structural Permit Fee

## **Manufactured Dwelling and Park Model Permit Fees**

### **Placement Permit Fee (LM 60.855(2))**

Includes Plan Review, Electrical & Plumbing Connections ..... \$439.80

## **Mobile Home and Recreation Parks**

### **Manufactured Dwelling Parks (LM 60.855(5))**

Valuation ..... Per Table 2 of OAR 918-600  
Fees ..... 130% of the fees in OAR 918-600

### **Recreation Parks (LM 60.855(6))**

Valuation ..... Per Table 2 of OAR 918-650  
Fees ..... 130% of the fees in OAR 918-650

## **Other Building Permit Fees**

### **Building Demolition Permit Fee (LM 60.855(2))**

(Per structure) ..... \$95.50

### **Swimming Pool Permit Fee (LM 60.855(2))**

(Plumbing and/or Mechanical Extra) ..... \$110.20

### **Solar Water Heating and Photovoltaic Electric Generators (LM 60.855(9))**

Applicable building, plumbing and electrical permit fees assessed in accordance with the appropriate sections of LM60.855. LM60.855

### **Code Interpretation Conference Fee (LM 60.855(2))**

Cost per hour ..... \$76.00 (1/2 hour minimum)

### **Temporary Certificate of Occupancy (LM 60.855(1))**

Commercial & Multi-Family ..... 10% of Building Permit Fee  
Residential ..... \$130.00

### **Phased Projects (LM 60.855(13))**

Plan review fee for each phase of a phased project is \$95.00 plus 10 percent of the total project building permit fee not to exceed \$1,500 for each phase.

### **Deferred Plan Submittals (LM 60.855(13))**

Fee for processing and reviewing deferred plan submittals is 65 percent of the building permit fee calculated from the Permit Fee Table of page 2 of this guide using the value of the particular deferred portion or portions of the project with a set minimum fee of \$95.00.

# Building Valuation Data

From the February 2018 ICC Building Valuation Table

Square Foot Construction Costs<sup>a, b, c, d</sup>

Group		Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	239.41	231.54	226.03	216.67	203.74	197.86	209.82	186.11	179.13
	Assembly, theaters, without stage	219.07	211.20	205.68	196.33	183.65	177.76	189.48	166.01	159.03
A-2	Assembly, nightclubs	188.23	182.77	178.14	170.93	161.13	156.68	164.92	145.88	140.94
A-2	Assembly, restaurants, bars, banquet halls	187.23	181.77	176.14	169.93	159.13	155.68	163.92	143.88	139.94
A-3	Assembly, churches	220.05	212.18	206.66	197.31	185.99	180.11	190.46	168.36	161.38
A-3	Assembly, general, community halls, libraries, museums	185.05	177.18	170.67	162.31	148.58	143.75	155.46	131.00	125.02
A-4	Assembly, arenas	218.07	210.20	203.68	195.33	181.65	176.76	188.48	164.01	158.03
B	Business	192.02	185.04	179.30	170.56	155.93	150.11	164.01	137.00	131.05
E	Educational	197.52	190.73	185.77	177.32	165.32	156.97	171.23	144.39	140.26
F-1	Factory and industrial, moderate hazard	114.08	108.82	102.59	98.59	88.51	54.45	94.44	74.21	69.43
F-2	Factory and industrial, low hazard	113.08	107.82	102.59	97.59	88.51	83.48	93.44	74.21	68.43
H-1	High Hazard, explosives	106.73	101.48	96.25	91.25	82.38	77.32	87.10	68.08	NP
H-2	High Hazard	106.73	101.48	96.25	91.25	82.38	77.32	87.10	68.08	62.30
H-5	HPM	192.02	185.04	179.30	170.56	155.93	150.11	164.01	137.00	131.05
I-1	Institutional, supervised environment	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
I-2	Institutional, hospitals	321.25	314.27	308.52	299.75	284.17	NP	293.24	265.24	NP
I-2	Institutional, nursing homes	222.99	216.01	210.27	201.52	187.99	NP	194.98	168.96	NP
I-3	Institutional, restrained	218.28	211.30	205.55	196.81	183.43	176.62	190.27	164.50	156.55
I-4	Institutional, day care facilities	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
M	Mercantile	140.27	134.81	129.18	122.96	112.68	109.23	116.95	97.44	93.50
R-1	Residential, hotels	193.08	186.60	181.24	173.68	159.89	155.58	176.77	143.39	138.97
R-2	Residential, multiple family	161.95	155.46	150.10	142.54	129.52	125.22	142.64	113.02	108.61
R-3	Residential, one- and two-family	151.10	146.99	143.20	139.61	134.50	130.95	137.27	125.85	118.45
R-4	Residential, care-assisted living facilities	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
S-1	Storage, moderate hazard	105.73	100.48	94.25	90.25	80.38	76.32	86.10	66.08	61.30
S-2	Storage, low hazard	104.73	99.48	94.25	89.25	80.38	75.32	85.10	66.08	60.30
U	Utility, miscellaneous	83.66	79.00	74.06	70.37	63.47	59.32	67.24	50.19	47.80

a. Private Garages use Utility, miscellaneous

b. Unfinished basements (all use groups) = \$15.00 per sq. ft.

c. For shell only buildings deduct 20 percent

d. N.P. = not permitted

\* Carport, covered porch, patio, or deck use 50% of Private Garages

Brief Explanation of Construction Types: All buildings are classified according to their construction type. Type I is least combustible and Type V is most combustible. The difference in A or B for a given construction type is the level of fire resistance construction rating (A is "protected" and B is "unprotected"). Below is a description of each construction type.

Type I (IA or IB): Constructed of noncombustible materials (typically concrete frame buildings)

Type II (IIA or IIB): Constructed of noncombustible materials (typically masonry bearing walls with steel framing)

Type III (IIIA or IIIB): Exterior walls are of noncombustible materials and the interior building elements are of any material permitted by code (combustible or non-combustible)

Type IV: Heavy timber (HT) construction

Type V (VA or VB): Constructed of any materials allowed by code. Most residential construction in Lane County is Type VB

## Permit Fee Table

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$86.00
\$501.00 to \$2,000.00	\$86.00 for the first \$500.00, plus \$4.30 for each additional \$100.00 or fraction thereof, to & including \$2,000.00.
\$2,001.00 to \$25,000.00	\$150.50 for the first \$2,000, plus \$10.20 for each additional \$1,000.00 or fraction thereof, to & including \$25,000.
\$25,001.00 to \$50,000.00	\$385.10 for the first \$25,000, plus \$7.40 for each additional \$1,000 or fraction thereof, to & including \$50,000.
\$50,001.00 to \$100,000.00	\$570.10 for the first \$50,000, plus \$4.20 for each additional \$1,000 or fraction thereof, to & including \$100,000.
\$100,001.00 and up	\$825.10 for the first \$100,000, plus \$3.90 for each additional \$1,000 or fraction thereof.

## **Electrical Permit Fees (LM 60.855(8))**

### **Residential (per unit, service included)**

1,000 sq. ft. or less .....	\$165.00
Each add'l 500 sq. ft. or portion thereof .....	\$30.00
Limited/restricted energy (wiring for doorbells, garage door opener and heating and air conditioning wiring covered by base fee for square footage above) .....	\$50.00
Each manufactured home service or feeder .....	\$90.00

### **Services or Feeders**

#### **(installation, alterations, relocation)**

200 amps/5 kva or less .....	\$115.00
201 to 400 amps/5.01 to 15 kva .....	\$126.00
401 to 600 amps/15.01 kva to 25 kva .....	\$200.00
601 amps to 1,000 amps .....	\$300.00
Over 1,000 amps or volts .....	\$600.00
Reconnect only .....	\$82.00

### **Temporary Services or Feeders (installation, alteration, relocation)**

200 amps or less .....	\$90.00
201 amps to 400 amps .....	\$110.00
401 amps to 600 amps .....	\$180.00
Over 600 amps or 1,000 volts .....	See Services or Feeders section above

### **Branch Circuits**

#### **(new, alteration, extension per panel)**

With purchase of service or feeder fee:	
Each branch circuit .....	\$7.00
Without purchase of service or feeder fee:	
First branch circuit .....	\$85.00
Each additional branch circuit .....	\$7.00

### **Miscellaneous**

#### **(service or feeder not included)**

Each pump or irrigation circle .....	\$84.00
Each sign or outline lighting .....	\$82.00
Signal circuit(s) or a limited/restricted energy panel, alteration or extension .....	\$82.00
Each additional inspection .....	\$86.00
Plan check fee (when required and as allowed by OAR 918-311-0055) .....	25% of electrical permit fee

### **Electrical Master Permit Program**

Enrollment Fee .....	\$100.00
Inspection Time .....	\$86.00/hr

## **Mechanical Permit Fees (LM 60.855(4))**

**Minimum Mechanical Permit Fee** ..... \$85.00

<b>Residential Mechanical Permit Fee Items</b>	
1. Installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3kW)	\$46.00
2. Installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3kW)	\$50.65
3. Installation or relocation of each floor furnace, including vent	\$46.00
4. Installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$46.00
5. Installation, relocation or replacement of each appliance vent installed and not included in an appliance permit.	\$35.50
6. Repair of, alteration of, or addition to each heating appliance, refrigerator unit, cooling unit, absorption unit or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by the code.	\$46.00
7. Installation or relocation of each compressor to and including three horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$46.00
8. Installation or relocation of each compressor over three horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$63.50
9. Installation or relocation of each compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$77.50
10. Installation or relocation of each compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$103.10
11. Installation or relocation of each refrigeration compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$155.60
12. Each air handling unit to and including 10,000 cubic feet per minute (4720 L/s), including ducts attached thereto. (Note, this fee shall not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the code)	\$40.20
13. Each air-handling unit exceeding 10,000 cfm (4720 L/s)	\$50.65
14. Each evaporative cooler other than portable type	\$40.20
15. Each ventilation fan connected to a single duct	\$35.50
16. Each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$40.20
17. Installation of each hood which is served by a mechanical exhaust, including the ducts for such hood	\$40.20
18. Installation or relocation of each domestic-type incinerator	\$50.65
19. Installation or relocation of each commercial or industrial-type incinerator	\$129.95
20. Installation or relocation of each residential heat pump	\$61.15
21. Installation or relocation of each wood/pellet/gas stove or insert	\$91.60
22. Fuel gas piping: Each gas-piping system of one to four outlets Each additional outlet above four, per outlet	\$16.95 \$4.75
23. Each appliance or piece of equipment regulated by the code, but not classed in other appliance categories or for which no other fee is listed in this code.	\$40.75

### **Commercial/Industrial**

Mechanical permit fee calculated based on the value of the mechanical equipment and installation costs applied to the building permit fee table (see page 2 of this guide). Minimum mechanical fee applies.

### **Mechanical Plan Review**

Mechanical plan review fee (when required) as a percentage of total mechanical fees ..... 25%

## **Plumbing Permit Fees (LM 60.855(7))**

**Minimum Plumbing Permit Fee** ..... \$85.00

### **One and Two Family Dwellings**

(Includes: DWV/water distribution and the first 100 feet of water service, sanitary sewer and storm sewer.)

Single Family: 1 Bath .....	\$294.35
Single Family: 2 Bath .....	\$389.35
Single Family: 3 Bath .....	\$474.75
Each additional bath over three or kitchen over one .....	\$95.75

### **Accessory, Addition, or Alteration**

Based on Number of Fixtures ..... \$17.10/fixture

Other water service or building sewer fee determined in accordance with water service/sanitary/storm sewer subsection below.

### **Residential Fire Suppression System**

Fee calculated as separate flat fee based on square footage of structure

0 to 2000 square feet .....	\$87.00
2001 to 3600 square feet .....	\$129.00
3601 to 7200 square feet .....	\$164.00
7201 square feet and greater .....	\$200.00

### **Manufactured Dwelling or Park Model**

Manufactured Dwelling Park Sewer Collection and Water Distribution System (per space) ..... \$57.00

Manufactured Dwelling or Park Model Service Connection (sewer, water and storm)

First 30 feet included in placement fee	
If first 30 feet purchased separate from placement fee .....	\$57.00
Each additional 100 feet or fraction thereof in accordance with water service/sanitary/storm sewer subsection below.	

### **Commercial/Industrial**

Based on Number of Fixtures ..... \$17.10/fixture

Other water service or building sewer fee determined in accordance with water service/sanitary/storm sewer subsection below.

### **Water Service/Sanitary/Storm Sewer**

Water Service (first 100 feet or fraction thereof) .....	\$57.00
Water Service (each additional 100 feet or fraction thereof) .....	\$47.50
Building Sewer (first 100 feet or fraction thereof) .....	\$57.00
Building Sewer (each additional 100 feet or fraction thereof) .....	\$47.50
Building Storm Sewer or Rain Drain (first 100 feet or fraction thereof) .....	\$57.00
Storm or Rain Drain (each additional 100 feet or fraction thereof) .....	\$47.50
Alternate Potable Water Handling Systems (coil, extractor, heat pumps, etc.) .....	\$57.00

### **Plumbing Plan Review Fee**

Plumbing plan review fee (when required) as a percentage of total plumbing fees ..... 30%

*\* For the purposes of calculating the permit fees above, "fixtures" includes but are not limited to the following: Bathtubs, bidets, clothes washers, drinking fountains, laundry tubs, showers, sinks, urinals, water closets, water heaters.*

## **Additional Fees and Surcharges**

The following fees and surcharges, while not levied by the Building or Electrical Programs, are applied to building and electrical permits and incorporated into the total permit fee to be collected at the time of permit issuance. As these can constitute a significant portion of your permit fees, a brief summary is included here in the Building & Electrical Program Fee schedule for your reference.

### **Surcharges and Fees Typically Applied to Building and Electrical Permits**

#### **State Surcharge** (LM 60.855(12) and ORS 455.210, 220)

Calculated as a percentage of building permit fees or hourly fees in lieu of permit and is forwarded to the State of Oregon Building Codes Division..... 13%

#### **Land Management Division Administrative Fee** (LM60.850(8))

Calculated as a percentage of total permit fees, supports the activities of the LMD Administration Program. .... 15%

#### **Long Range Planning Surcharge** (LM60.850(9))

Calculated as a percentage of total permit fees, supports the activities of the Long Range Planning Program within LMD. .... 13%

#### **Land Management Division Technology Assessment** (LM 60.855(6))

Calculated as a percentage of total permit fees with an applicable maximum amount, revenue collected is utilized to implement technology improvements throughout the Division ..... 2% w/ \$100 max

#### **Construction Excise Tax**

Applies to construction within Siuslaw, Bethel, Creswell, Lowell, McKenzie, Monroe, Oakridge, South Lane, Junction City, and Fern Ridge school districts. The Construction Excise Tax is assessed at a per square foot amount for residential and/or commercial construction. The fee is collected by the Land Management Division and forwarded to the school district. Fees are for capital improvement project funding. Rates vary among school districts, contact LMD Administration or specific school district for more information. The fee is not included in the estimation work sheet but should be added in order to determine your total project cost.

## **Fee Collection**

At the time a permit application for simple mechanical, plumbing or electrical scopes of work are taken in the total fee for the permit can be calculated based on the items listed on the application. This fee is collected in full at the time of application. However, the total fee for more complex permit applications (commercial structures, dwellings, accessory structures, etc.) that require land use, sanitation and other approvals can not necessarily be calculated at the time of application. For this reason, a permit intake fee is collected at the time of application in lieu of full fees. The permit intake fee is the sum of fees associated with foreseeable services that will be rendered in processing the permit prior to issuance. This includes fees associated with applicable plan check, addressing, planning review and approval, sanitation review and approval, as well as local surcharges on these amounts. Once the application is approved and all fees are known, the balance of the total fees will be owed. The balance will include fees for any review that was completed but not included in the intake fee, fees associated with inspection services to be rendered once the permit is issued, and applicable local and state surcharges.

Since the intake fee varies with each permit and is not known until your application is reviewed, please be prepared to pay the calculated amount at the time of application. You may reference the calculation sheet at the end of this guide to help you estimate the fees included in the permit intake fee and get a general assessment of the amount that will be owed at time you submit your application. **Note:** A fee calculator (Microsoft Excel) is available on our website and can be used instead of the calculation sheet on the next page.



# Estimating Your Building Permit Fees

LAND MANAGEMENT DIVISION 3050 N. DELTA HWY, EUGENE OR 97408

## 1. Approximate Construction Cost of your Project

Use the higher of the quoted cost (provided by applicant) or calculated cost (using information below):

### Current Costs per Square Foot for Typical Projects in Lane County (Wood Construction):

Standard Dwelling/Residential Addition = 113.85/sq. ft. Carport, covered porch, patio or deck = \$22.55/ sq. ft.  
Garage, Shop, Shed = 45.09/sq. ft. Alterations and remodels = 50% calculated value

### Current Cost Per Sq. Ft. using Table on Page 2 of Permit Fee Guide:

Each Area's Current Cost per sq. ft. based on Use and Construction Type x Area (Sq. ft.) = Valuation Subtotal

Area 1: Use: \_\_\_\_\_ & Const. Type: \_\_\_\_\_ Cost Per Sq. Ft. \_\_\_\_\_ x Square Feet \_\_\_\_\_ = Valuation Subtotal \_\_\_\_\_

Area 2: Use: \_\_\_\_\_ & Const. Type: \_\_\_\_\_ Cost Per Sq. Ft. \_\_\_\_\_ x Square Feet \_\_\_\_\_ = Valuation Subtotal \_\_\_\_\_

**TOTAL PROJECT VALUATION = \$ \_\_\_\_\_**

## 2. Structural Permit Fee based on the Total Project Valuation

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$86.00
\$501.00 to \$2,000.00	\$86.00 for the first \$500.00, plus \$4.30 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$150.50 for the first \$2,000, plus \$10.20 for each additional \$1,000.00 or fraction thereof, to & including \$25,000.
\$25,001.00 to \$50,000.00	\$385.10 for the first \$25,000, plus \$7.40 for each additional \$1,000 or fraction thereof, to & including \$50,000.
\$50,001.00 to \$100,000.00	\$570.10 for the first \$50,000, plus \$4.20 for each additional \$1,000 or fraction thereof, to & including \$100,000.
\$100,001.00 and up	\$825 for the first \$100,000, plus \$3.90 for each additional \$1,000 or fraction thereof.

**Structural Permit Fee \$ \_\_\_\_\_ PLUS**

3. **Electrical Fees:** (reference Page 3 of the Permit Fee Guide) **Electrical Fee \$ \_\_\_\_\_ PLUS**

4. **Mechanical Fees:** (reference Page 4 of the Permit Fee Guide) **Mechanical Fee \$ \_\_\_\_\_ PLUS**

5. **Plumbing Fee:** (reference Page 5 of the Permit Fee Guide) **Plumbing Fee \$ \_\_\_\_\_ PLUS**

6. **Building Fee Subtotal:** (sum of items from 2 through 5 above) **\$ \_\_\_\_\_**

7. **Plan Review Fee:** 65% x Structural Permit Fee (Item 2) **Plan Review Fee \$ \_\_\_\_\_ PLUS**

8. **Sanitation Fees:** (contact Sanitation Program for more info) **Septic Fee \$ \_\_\_\_\_ PLUS**

9. **Planning Fees:** (contact Planning Program for more info) **Planning Fee \$ \_\_\_\_\_ PLUS**

10. **Address Fee:** Add \$250 only if this is a new residence **Address Fee \$ \_\_\_\_\_ PLUS**

11. **Damage Assessment:** 1/2% of line 6 above **Damage Fee \$ \_\_\_\_\_ PLUS**

12. **Permit Fee Subtotal:** (sum Items 6 through 11) **\$ \_\_\_\_\_**

13. **State Building Codes Surcharge:** (13% of item 6 above) **State Surcharge \$ \_\_\_\_\_ PLUS**

14. **County Surcharges:** Apply each to Permit Fee Subtotal (item 12).  
Reference Page 5 of the Permit Fee Guide for more details:

LMD Administrative (15%)  
Long Range Planning (13%)  
New Technology (2%, \$100 max)  
**County Surcharge Total \$ \_\_\_\_\_ PLUS**

## 15. Approximate Building Permit Fee:

Surcharges from items 13 and 14 added to the Permit Fee Subtotal (12) **\$ \_\_\_\_\_**