



Policies / Interpretations / Procedures

BD-PP-0005

PLAN REVIEW AND PERMIT FEES FOR FIRE SPRINKLER AND FIRE ALARM SYSTEMS

Policy Summary:

Specifies the appropriate plan review and permit fees for the review and inspection of fire sprinkler systems and fire alarm systems.

Background:

In an effort to achieve a greater level of consistency, the following information is provided.

Discussion:

Fire Sprinkler Systems

Section 109 of the Oregon Structural Specialty Code (OSCC), which discusses permit fees, states in part:

"The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing, equipment, and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official."

This section states clearly that it is appropriate to include the value of permanent systems in the overall building valuation. The building valuation data table adopted by the City of Ashland specifies an appropriate valuation to assign to sprinkler systems. This value must be added to the structure's valuation.

If a structure is required to have a sprinkler system installed, it is so noted as part of the plan review. It is therefore inappropriate to subtract the sprinkler system valuation from the overall valuation of the structure even if the sprinkler plans are not included in the initial submittal.

The plan review and structural permit fees for the structure are calculated using the overall valuation (which includes the sprinkler system valuation), and therefore no additional plan review or permit fee should be assessed if the sprinkler plans are submitted as deferred submittals and approved at a later date (this does not include the assessment of a deferred submittal fee which is a processing fee).

Fire Alarm Systems

Standards for the installation of fire alarm systems are provided through the structural and electrical codes; consequently, both a building permit and an electrical permit (limited-energy electrical circuit) will be issued. The system will be inspected by an electrical inspector during installation, tested by the Building Inspector and observed by the Fire Marshal during final inspection. Permit fees for these systems are assessed through the building permit, electrical permit.

Policy:

1. Fire sprinkler and fire alarm system valuation shall be added to the valuation of the structure when calculating the plan review and permit fees. This must be accomplished in conjunction with initial plan submittal. If the sprinkler and/or alarm plans are submitted at a later date as deferred submittals, no plan review or permit fees should be assessed at that time. A deferred submittal fee may be collected if not collected previously at time of permit issuance.
2. If the installation of a fire sprinkler or fire alarm system is the only work proposed for an existing structure, plan review and permit fees shall be calculated on the basis of the valuation of the sprinkler or alarm system proposed. Unless waived, a building permit fee, plan review fee, fire and life safety plan review fee, and fire code review fee will be assessed.
3. Fire alarm systems are subject to an electrical permit fee (limited energy circuit) as well as a Structural Code permit fee issued through Community Development.