

Building Division Permit Fees for Commercial and Residential

In accordance with OAR 918-050-0100: “Residential construction permit fees shall be calculated using the following methodologies. (c) Effective January 1, 2009, a structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current April 1 of each year, multiplied by the square footage of the dwelling unit to determine the valuation. The valuation shall then be applied to the municipality’s fee schedule to determine the permit fee. The plan review fee shall be based on a pre-determined percentage of the permit fee set by the municipality. (A) The square footage of a dwelling, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. (B) The square footage of a carport, covered porch, or deck shall be calculated separately at fifty percent of the value of a private garage from the ICC Building Valuation Data Table current as of April 1. (C) Permit fees for an alteration or repair shall be calculated based on the fair market value as determined by the Building Official, and then applying the valuation to the municipality’s fee schedule.

Commercial construction permit fees shall be calculated using the following methodologies. (c) A structural permit fee shall be calculated by applying the valuation to the municipality’s fee schedule with a set minimum fee. Valuation shall be the greater of either. (A) The valuation based on the ICC Building Valuation Table current as of April 1 of each year, using the occupancy and construction type as determined by the Building Official, multiplied by the square footage of the structure; or (B) The value as stated by the applicant and approved by the building official. (C) When the construction or occupancy does not fit the ICC Building Valuation Data Table, the valuation shall be determined by the Building Official with input from the applicant.”

Building Permit Fees

Total Value of Work Performed

\$1.00 to \$500.00	\$10.00
\$501.00 to \$2,000.00	\$10.00 for the first \$500.00 plus \$1.50 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$32.50 for the first \$2,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$170.50 for the first \$25,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$283.00 for the first \$50,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$433.00 for the first \$100,000.00 plus \$2.50 for each additional \$1,000.00 or fraction thereof

Plan Review Fee for Commercial and Residential

Plan Review Fee	A plan review fee equal to 65% of the structural permit fee shall be due at application
Additional Plan Review Fee	\$65.00 per hour
Special Inspection Agreement (QAA) Review Fee	\$65.00 per hour
Deferred Submittal Fee	65% of structural permit fee of deferred submittal valuation with a \$50.00 minimum fee

Miscellaneous Fees for Commercial

Commercial Fire Sprinkler/Fire Suppression/
Fire Alarm

Total value of work performed
(structural permit fee)

Commercial Fire Sprinkler/Fire Suppression/
Fire Alarm Plan Review

65% of structural permit fee

Inspection Fees for Commercial and Residential

Inspections for which no building permit applies (minimum 1 hour)

\$65.00 per hour; per inspector

Re-inspection Fee

\$65.00

Inspections outside normal business hours (minimum 1 hour)
inspector

\$130.00 per hour; per

Temporary Certificate of Occupancy and Reapplication Fee (s)

\$56.00

Change of Occupancy Fees

Special Inspection:

Single Building

\$65.00 per hour, 1 hr minimum

Multiple Buildings or Tenant Spaces in a building or on a single lot

\$65.00 per building, per
inspector, per hour. 1 hour
minimum

Special Inspection Report

\$65.00 per hour

Re-issued Certificate of Occupancy

No Charge

Demolition Fees

Demolition Review Fee (non-exempt structures)

\$346.00

Demolition Permit Fee (per building)

\$65.00

Residential Plumbing Permit Fees

New Residential

Cost Each

1 bathroom/kitchen (includes: first 100 feet of water/sewer lines; hose-bibs ice maker; under floor low-point drains; and rain-drain packages)	\$285.00
2 bathrooms/1 kitchen	\$345.00
3 bathrooms/1 kitchen	\$405.00
Each additional bathroom (over 3)	\$45.00
Each additional kitchen (over 1)	\$45.00

Remodel / Alterations

Remodel / Alterations (minimum fee)	\$40.00
Each fixture, appurtenance, and first 100 ft. of piping	\$15.00

Miscellaneous Residential

Minimum Fee	\$40.00
Piping or private storm drainage systems exceeding the first 100 ft.	\$22.00
Backflow Assembly	\$15.00

Residential Fire Sprinkler (include plan review)

\$2.44 x total square footage of structure = Sprinkler Valuation.
 (use Building Permit Fees Valuation Table on page 13 for fee calculation)

Manufactured Dwelling or Pre-Fab

Connections to building sewer and water supply	\$50.00
--	---------

RV and Manufactured Dwelling Parks

Base fee (including the first 10 or fewer spaces)	\$150.00
Each additional 10 spaces	\$100.00

Commercial Plumbing Permit Fees

Commercial, Industrial, and Dwellings other than one- or two-family

Minimum fee	\$40.00
Each fixture	\$15.00
Piping (based on number of feet)	\$0.75/ft.

Miscellaneous

Minimum fee	\$40.00
Specialty fixtures	\$15.00
Re-inspection (no. of hrs. x fee per hour)	\$65.00
Special requested inspections (no. of hrs. x fee per hour)	\$65.00

Medical gas piping

Minimum fee	\$50.00
Valuation \$500 to \$2,000	\$50.00 + \$5 per \$100 of valuation
Valuation \$2,001 to \$25,000	\$125.00 + \$18 per \$100 of valuation
Valuation \$25,001 to \$50,000	\$540.00 + \$14 per \$100 of valuation
Valuation \$50,001 to \$100,000	\$890.00 + \$9 per \$100 of valuation
Valuation greater than \$100,000	\$1,340.00 + \$8 per \$100 of valuation

Residential Mechanical Permit Fees

Mechanical Permit Minimum Fee \$50.00

Furnace/Burner including ducts & vents

Up to 100k BTU/hr. \$12.00
 Over 100k BTU/hr. \$15.00

Heaters/Stoves/Vents

Unit Heater \$15.00
 Wood/pellet/gas stove/flue \$15.00
 Repair/alter/add to heating appliance or refrigeration unit \$12.00
 or cooling system/absorption system
 Evaporated cooler \$15.00
 Vent fan with one duct/appliance vent \$7.50
 Hood with exhaust and duct \$10.00
 Floor furnace including vent \$15.00

Gas Piping

One to four outlets \$6.00
 Additional outlets (each) \$0.75

Air-handling Units, including Ducts

Up to 10,000 CFM \$10.00
 Over 10,000 CFM \$15.00

Compressor/Absorption System/Heat Pump

Up to 3 hp/100K BTU \$15.00
 Up to 15 hp/500K BTU \$25.00
 Up to 30 hp/1,000 BTU \$50.00
 Up to 50 hp/1,750 BTU \$60.00
 Over 50 hp/1,750 BTU \$75.00

Incinerator

Domestic incinerator \$25.00

Commercial Mechanical Permit Fees

Minimum Fee \$50.00
 Total valuation of mechanical system and installation costs 0.5% of valuation

Miscellaneous Fees

Re-inspection \$65.00
 Specially requested inspection (per hour) \$65.00
 Regulated equipment (un-classed) \$50.00

Electrical Permit Fees

<u>Residential per unit, service included</u>	<u>Cost Each</u>
1,000 sq. ft. or less	\$106.00
Each additional 500 sq. ft. or portion thereof	\$19.00
Limited energy	\$25.00
Each manufactured home or modular dwelling service or feeder	\$50.00
Multi-family residential	\$45.00

<u>Residential and Commercial—Services or Feeders/installation, alteration, relocation</u>	
200 amps or less	\$63.00
201 to 400 amps	\$75.00
401 to 600 amps	\$125.00
601 to 1,000 amps	\$163.00
Over 1,000 amps or volts	\$375.00
Reconnect Only	\$50.00

<u>Temporary Services or Feeders</u>	
200 amps or less	\$50.00
201 to 400 amps	\$69.00
401 to 600 amps	\$100.00
Over 600 amps or 1,000 volts, see services or feeders section above	

<u>Branch Circuits: new, alteration, extension per panel</u>	
Branch circuits with purchase of a service or feeder	\$3.00
Branch circuits without purchase of a service or feeder:	
First branch circuit	\$43.00
Each additional branch circuit	\$3.00

<u>Miscellaneous Fees: service or feeder not included</u>	
Each pump or irrigation circle	\$50.00
Each sign or outline lighting	\$50.00
Signal circuit or a limited energy panel, alteration or extension	\$50.00
Specially requested inspection (per hour)	\$65.00
Each additional inspection over the allowable	\$50.00

Residential Restricted Energy Electrical Permit Fees

<u>Fee for all systems*</u>	\$25.00
Audio and stereo systems	
Burglar alarm system	
Doorbell	
Garage-door opener	
Heating, ventilation, & air-conditioning systems	
Landscape lighting & sprinkler controls	
Landscape irrigation controls	
Outdoor landscape lighting	
Vacuum Systems	
Each additional inspection	\$25.00

*For new construction, this permit fee covers all systems listed or can be sold separately.

Renewable Energy Systems

5 KVA or less	\$79.00
5.01 KVA to 15 KVA	\$94.00
15.01 KVA to 25 KVA	\$156.00
Wind generation systems in excess of 25 KVA:	
25.01 KVA to 50 KVA	\$204.00
50.10 KVA to 100 KVA	\$469.00

For wind generations systems that exceed 100 KVA the permit fee shall be calculated in accordance with OAR 918-309-0040

Solar generation systems in excess of 25 KVA: \$6.25/KVA

The permit charge will not increase beyond the calculation for 100 KVA. Permits issued under this sub-section include three inspections. Additional inspections will be billed at an hourly rate.

Building Permit Reinstatement Fee

A building permit expires after a period of 180 days from the date of issue with no inspection activity.

To reactivate an expired permit, a fee of \$50.00 per construction discipline is required (Building, Plumbing, Mechanical, Electrical).

*If the sum of the original permit fee subject to reinstatement is less than \$50.00, a reinstatement fee equal to half of the value of the original permit fee shall be assessed for permit reinstatement.

Excavation/Grading Fees

See attachment 1. Exhibit A, Resolution 2006-19 (page 37)

State of Oregon Surcharge - ORS 455.210(4)

State of Oregon permit surcharge is 12% of structural, plumbing, mechanical and electrical components of the overall building permit.

Building Permit Refund Policy

The City of Ashland Community Development Department offers partial refunds for building permits that have been issued, have had no inspections performed and have not yet expired (six months from issue date). Refunds for permits that have expired are limited to any Systems Development Charges (SDC's) that were part of the permit fees.

How to request a refund

Submit the following documents to the Community Development Department at 51 Winburn Way:

- Approved set of plans (stamped)
- Job Inspection card
- Letter of refund request signed by applicant/owner with mailing address for refund check
The refund will be processed within 30 days of the date of the request letter.

The following fees are not refundable

- Building Plan Check Fee
- Fire Protection Review Fee
- 50% of Community Development Fee (maximum equal to Building Plan Check Fee)
- 50% of Engineering Development Fee (maximum equal to Building Plan Check Fee)

The remainder of the permit fees are refundable. A \$50 administrative fee will be subtracted from the eligible refund amount for costs associated with the refund process. Refund amounts can be placed on account for future use and no administrative fees are charged.

Electric

Electric Miscellaneous Fees and Charges

Temporary Service Drop

Single Phase Underground temp 300 amps or less	\$247.00
Single Phase Overhead temp 300 amps or less	\$295.00
Three Phase	Actual Cost

Street Light

Install of Light Shroud	\$80.00
-------------------------	---------

Meter Charges

Meter Tests for Accuracy

Once in twelve months	No Charge
Two or more times in twelve months	\$176.00
Meter repairs/replacement (Damaged by Customer)	Actual Cost

Non Radio Frequency Meter Charges

Conversion from Radio Frequency (RF) to Non RF meter	No Charge
Monthly Fee to manually read Non RF meter	No Charge

Non-Sufficient Funds Check Fee

\$35.00

Service Calls

Once in twelve months	No Charge
Two or more times in twelve months	\$203.00
Other hours or Holidays	\$303.00

Service Connection for Applicant

De-energize Service	\$254.00
---------------------	----------

Scheduled work after hours

Actual Cost

Unauthorized Connection

\$215.00

Line Extension Charges

New Single-Family Residential Service

Overhead service in existing developed areas from distribution line to and including meter.	\$580.00
---	----------

Overhead service upgrade or increased service for 300 amps or less	\$580.00
--	----------

Replacement of service from overhead to underground, 300 amps or less. Customer provides all trenching, conduit, backfilling and compaction as directed by the City.	\$1,217.00
--	------------

Underground residential service of 300 amps or less. Customer provides conduit, trenching, back fill, compaction as directed by the City.	\$697.00
---	----------

Electric

*Underground Distribution Installation Charges: Per lot less house service and engineering fees.	\$1,186.00
*Subdivisions of 0 to 20 engineering fee per lot	\$171.00
* Subdivisions of 21+ engineering fee per lot	\$259.00
*Three Phase subdivision as required by city per lot	\$259.00
Any overhead/underground service over 300 amps	Actual Cost
Commercial, Institutional and Industrial Service	Actual Cost
**Blower Door Leak Test (gas heat customers only)	\$75.00
**Duct Leak Test (gas heat customers only)	\$125.00

ENR Calculations

* Methodology: $\text{Current ENR Rate} - \text{Old ENR Rate} / \text{Old ENR Rate} = \% \text{ Rate of Adjustment}$
 $(9515.86 - 9289.65) / 9289.65 = 2.44\%$

Source: Engineering News Record Construction Cost Index (ENR)

**Electric heat customers = no fee

Rates and Charges Set by Separate Resolutions

System Development Charges (SDCs)

Parks and Recreation SDCs Resolution
Transportation SDCs Resolution
Sewer SDCs Resolution
Storm SDCs Resolution
Water SDCs Resolution

Utility Rates and Fees

AFN Utility Fees Resolution
Electric Rates Resolution
Wastewater (Sewer) Rates Resolution
Storm Drain Fees Resolution
Transportation Fees Resolution
Water Rates Resolution

Research Fee

- A. The City shall charge a research fee based on the hourly wage of the staff person doing the research, and the fee shall be billed in fifteen minute increments. The hourly wage used to calculate the research fee shall not include the cost of benefits. The City will establish a fee in its annual fee resolution that is reasonably calculated to reimburse the City for the actual cost of making public records available, including locating the requested records, reviewing the records to delete exempt material, supervising a person's inspection of original documents to protect the integrity of the records, summarizing, compiling, or tailoring a record, either in organization of media, to meet the person's request.
The City may charge for search time even if it fails to locate any records responsive to the requestor even if the records located are subsequently determined to be exempt from disclosure.
Copies of documents provided by a routine file search of 15-30 minutes or less will be charged at a copy rate established in the annual fee resolution.
- B. The City may include a fee established to reimburse for the costs of time spent by the city attorney in reviewing the public records, redacting materials from the public records into exempt and nonexempt records. The City fee may also include the cost of time spent by an attorney for the City in determining the application of the provisions of ORS 192.505.
- C. The minimum fee is \$25. Any research estimate above \$25 will be provided in writing to the requester in advance. The requester must confirm in writing that he/she wants the City to proceed with making records available before the work is done
- D. Prepayment shall be required if the amount of the request is greater than \$25. If the actual charges are less than the prepayment, an overpayment shall be refunded.

****All of the above resolutions can be found in full text on the City of Ashland's Website:
<http://ashland.or.us>***



**CITY OF
ASHLAND
GRADING FEES**

General. Fees shall be assessed in accordance with the provisions of this section.

Plan Review Fees. When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be as set forth in Table A. Separate plan review fees shall apply to retaining walls or major drainage structures as required. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill, whichever is greater.

Grading Permit Fees. A fee for each grading permit shall be paid to the City of Ashland, Building Division as set forth in Table B. Separate permits and fees shall apply to retaining walls or major drainage structures as required. There shall be no separate charge for standard terrace drains and similar facilities.

TABLE A – GRADING PLAN REVIEW FEES

50 cubic yards or less	No Fee
51 to 100 cubic yards	\$100.00
101 to 1,000 cubic yards	\$125.00
1,001 to 10,000 cubic yards	\$150.00
10,001 to 100,000 cubic yards	\$150.00 for the first 10,000 cubic yards, plus \$25.00 for each additional 10,000 yards or fraction thereof.
Other Fees: Additional plan review required by changes, additions or revisions to approved plans. \$62.25 per hour* (minimum charge – one half hour)	

*Or the total hourly cost to the City, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

TABLE B – GRADING PERMIT FEES¹

50 cubic yards or less	No Fee
51 to 100 cubic yards	\$75.00
101 to 1,000 cubic yards	\$75.00 for the first 100 cubic yards plus \$25.00 for each additional 100 cubic yards or fraction thereof.
Other Inspections and Fees:	
<ul style="list-style-type: none"> • Inspections outside of normal business hours (minimum charge – two hours) \$65.25 per hour • Re-inspection fees \$65.25 per hour • Inspections for which no fee is specifically indicated (minimum charge – one half hour)² 	

¹ The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

² Or the total hourly cost to the City, whichever is the greatest. This cost shall include supervision, overhead equipment, hourly wages and fringe benefits of the employees involved.