

**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	\$90.00 per hour
\$501.00 to \$2,000.00	\$90.00 for the first \$500.00 plus \$10.00 for each additional \$1000.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$110.00 for the first \$2,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$294.00 for the first \$25,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$494.00 for the first \$50,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$744.00 for the first \$100,000.00 plus \$4.00 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
Fire and Line Safety Plan Review (when applicable)	40% of permit fee
Additional Plan Review required by changes, additions, or revisions	\$90.00 per hour (1/2-hour minimum) Plus valuation increase based on tables

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Special Inspection Agreement (QAA) Review Fee

\$90.00 per hour

Foundation Only

\$275.00 + 10% of the total building permit fee for each phase of work. Not to exceed \$1,500.00 for each phase.

Residential Deferred Submittal Fee

65% of the structural permit fee calculated using the total valuation of the deferred portion + \$100.00 per deferred item.

Commercial Deferred Submittal Fees (*Payable at building plan review and is in addition to plan review of deferred work*)

65% of structural permit fee calculated using the total valuation of the deferred portion + \$100.00 per deferred item

Phased Permit Fee

\$275.00 per phase + 10% of the total building permit fee for each phase of work. Not to exceed \$1,500.00 for each phase.

Shell Building and Tenant Improvement Spaces

Permit fee for the construction of the shell building is based on 80% of the valuation determined by building valuation data. The tenant improvement permit fee is based on 20% of the valuation

Foundation Only

\$275.00 + 10% of the total building permit fee for each phase of work. Not to exceed \$1,500.00 for each phase

**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

Note: See appendix for methodology for calculation of valuation for all permit fees utilizing valuation/value of work.

**Inspection Fees for Commercial and Residential**

Re-inspection Fee

\$90/hr. (1/2 hour Minimum)

Inspections outside normal business hours (minimum 1 hour)

\$130.00 per hour; per  
inspector

Temporary Certificate of Occupancy and Reapplication Fee (s)

\$50.00 per  
discipline/permit.  
Renewal required every 30  
Days

Site Observation-Inspection (e.g. pre permit consultation)

\$90/hr (1 hr. minimum)

Change of Occupancy (without additional work done)

\$90/hr \$150 minimum

**Change of Occupancy Fees (without additional work being done)**

\$90 per hour, \$150 minimum

Special Inspection Report

\$65.00 per hour

Re-issued Certificate of Occupancy

No Charge

**Demolition Fees**

Demolition Review Fee (non-exempt structures)

\$360.00

Demolition Permit Fee (per building)

Permit fee for verifying utilities  
have been safely removed and  
capped off. 1 hr. minimum.  
\$90/hr.

Demolition Capping off Sewer, Water, Rain Drain

\$90.00/hour (1hour minimum)

**Residential Plumbing Permit Fees**

**New Residential**

	<b><u>Cost Each</u></b>
1 bathroom/kitchen (includes: first 100 feet of water/sewer lines; hose-bibs ice maker; under floor low-point drains; and rain-drain packages)	\$400.00
2 bathrooms/1 kitchen	\$500.00
3 bathrooms/1 kitchen	\$575.00
Each additional bathroom (over 3)	\$50.00 each additional
Each additional kitchen (over 1)	\$50.00 each additional

**Remodel / Alterations**

Remodel / Alterations (minimum fee)	\$75.00
Each fixture, appurtenance, and first 100 ft. of piping	\$20 each additional

**Miscellaneous Residential**

Minimum Fee	\$75.00
<i>When purchased as bathroom unit(s) – includes the first 100 ft. of water service, sanitary &amp; storm.</i>	
Piping or private storm drainage systems exceeding the first 100 ft.	\$22.00
Backflow Assembly	\$25.00
Re-pipe water supply	\$90.00
Alternate Water Heating Systems (coils, heat pumps, etc.)	\$60.00
Solar	\$60.00
Swimming Pool Piping	\$50.00

**Residential Fire Sprinkler (include plan review)**

0-2,000 Square Feet	\$200.00
2,001-3,600 Square Feet	\$250.00
3,601-7,200 Square Feet	\$350.00
7,201+ Square Feet	\$450.00

**Manufactured Dwelling or Pre-Fab**

Connections to building sewer and water supply	\$50.00/space
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**RV and Manufactured Dwelling Parks**

Installation Fee	\$150.00
State Fee	\$30.00
Factory Manufactured Awning/Carport	Fee based on valuation of installation cost and system equipment. Refer to structural permit fees.
Each additional 10 spaces	\$100.00

**Commercial Plumbing Permit Fees**

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

Minimum fee	\$75.00
Each fixture	\$40.00
Swimming Pool Piping	\$60.00
Piping (based on number of feet)	\$0.75/ft.
Plumbing Plan Review	30%

**Sanitary Services**

First 100 Feet	\$0.75
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Each Additional 100 Feet or fraction thereof \$0.75

**Storm Services**

First 100 Feet \$0.75  
Each Additional 100 Feet or fraction thereof \$0.75

**Water Services**

First 100 Feet \$0.75  
Each Additional 100 Feet or fraction thereof \$0.75

**Commerical Fire Sprinkler (include plan review)**

*Fee based on valuation of installation cost and system equipment*

\$1.00 to \$500.00	\$90.00
\$501.00 to \$2,000.00	\$90.00 for the first \$500.00 plus \$10.00 for each additional \$1000.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$110.00 for the first \$2,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$294.00 for the first \$25,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$494.00 for the first \$50,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$744.00 for the first \$100,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof
Fire Sprinkler/Fire Suppression/Fire Alarm Plan Review	65% of structural permit fee
Minimum Permit Fee	\$90.00

**Miscellaneous**

Minimum fee	\$90.00
Specialty fixtures	\$40.00
Re-inspection (no. of hrs. x fee per hour)	\$90/hr. (1/2 hr. minimum)
Special requested inspections (no. of hrs. x fee per hour)	\$90.00

**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

**Rainwater Harvesting System**

*Fee based on valuation of work to be performed.*

Minimum fee	\$75.00
Valuation \$1 to \$500	\$75 for the first \$500 plus \$9 for each additional \$100 or fraction

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Valuation \$2,001 to \$25,000	thereof, to and including \$2,000 \$210 for the first \$2,000 plus \$10 per \$1,000, or fraction thereof, to and including \$25,000
Valuation \$25,001 to \$50,000	\$440 for the first \$25,000 plus \$10 per \$1,000, or fraction thereof, to and including \$50,000
Valuation \$50,001 to \$100,000	\$690 for the first \$50,000 plus \$9 per \$1,000, or fraction thereof, to and including \$100,000
Valuation greater than \$101,000 and up	\$1,140 for the first \$100,000 plus \$9 per \$1,000 or fraction thereof

**Residential Mechanical Permit Fees**

**Mechanical Permit Minimum Fee** \$75.00

**Furnace/Burner including ducts & vents**

Up to 100k BTU/hr.	\$20.00
Over 100k BTU/hr.	\$20.00

**Heaters/Stoves/Vents**

Unit Heater	\$20.00
Wood/pellet/gas stove/flue	\$20.00
Repair/alter/add to heating appliance or refrigeration unit or cooling system/absorption system	\$20.00
Evaporated cooler	\$20.00
Vent fan with one duct/appliance vent	\$20.00
Hood with exhaust and duct	\$20.00
Floor furnace including vent	\$20.00

**Gas Piping**

One to four outlets (any number of outlets)	\$20.00
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**Air-handling Units, including Ducts**

Up to 10,000 CFM	\$20.00
Over 10,000 CFM	\$20.00

**Compressor/Absorption System/Heat Pump**

Up to 3 hp/100K BTU	\$20.00
Up to 15 hp/500K BTU	\$20.00
Up to 30 hp/1,000 BTU	\$20.00
Up to 50 hp/1,750 BTU	\$35.00
Over 50 hp/1,750 BTU	\$45.00

**Incinerator**

Domestic incinerator	\$20.00
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**Commercial Mechanical Permit Fees**

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Valuation \$1 to \$500	\$90/minimum
Valuation \$501- \$100,000	\$90 for the first \$2,000 plus \$10 for each additional \$1,000 or fraction thereof.
Valuation \$100,000+	\$1,070 plus \$10 for each additional \$1,000 or fraction thereof.
Deferred Submittals + Fees	\$100 each item plus 65% of mechanical permit fee of deferred submittal valuation.
Plan Review Fee	25% of permit fee

**Miscellaneous Fees**

Re-inspection	\$90.00
Specially requested inspection (per hour)	\$65.00
Regulated equipment (un-classed)	\$50.00

**Electrical Permit Fees**

<b><u>Residential per unit, service included</u></b>	<b><u>Cost Each</u></b>
1,000 sq. ft. or less	\$135.00
Each additional 500 sq. ft. or portion thereof	\$25.00
Limited energy	\$32.00
Each manufactured home or modular dwelling service or feeder	\$50.00
Multi-family residential	\$65.00

**Residential and Commercial—Services or Feeders/installation, alteration, relocation**

200 amps or less	\$95.00
201 to 400 amps	\$115.00
401 to 600 amps	\$190.00
601 to 1,000 amps	\$250.00
Over 1,000 amps or volts	\$550.00
Reconnect Only	\$75.00

**Temporary Services or Feeders**

200 amps or less	\$75.00
201 to 400 amps	\$100.00
401 to 600 amps	\$150.00
601-1000 amps	\$250.00
Over 1,000 amps or volts	\$450.00

**Branch Circuits: new, alteration, extension per panel**

Branch circuits <b>with</b> purchase of a service or feeder	\$6.00
Branch circuits <b>without</b> purchase of a service or feeder:	
First branch circuit	\$65.00
Each additional branch circuit	\$7.50

**Miscellaneous Fees: service or feeder not included**

Each pump or irrigation circuit	\$65.00
Each sign or outline lighting	\$65.00
Signal circuit(s) or low voltage system, alteration or extension (each system)	\$65.00
Subdivision lighting per pole in addition to service	\$40.00

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Swimming pool (panel, 3 circuits and bonding)	\$90.00
Specially requested inspection (per hour)	\$90.00
Each additional inspection over the allowable in any of the above, for those not covered under residential inspection caps (per inspection)	\$90/hr. (1/2-hour minimum)
Special Inspection	\$90/hr. (1/2-hour minimum)
Reinspection	\$90/hr. (1/2-hour minimum)
Field Review-Change of use	\$90/hr. (1/2-hour minimum)

**Residential Restricted Energy Electrical Permit Fees**

<b><u>Fee for all systems*</u></b>	\$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	\$100.00
5.01 KVA to 15 KVA	\$100.00
15.01 KVA to 25 KVA	\$156.00
25.01 KVA and above	\$156 plus \$6.25/KVA for each additional

**Engineered Systems**

*(Separate Electrical application required)*

Plan Review	65% of Building Permit
Re-Inspection Fee	\$90/hr (1/2 hr. minimum)

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
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*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.

**Grading Fees**

Plan Review Fee	\$90 per hour
50 cubic yards or less	No Fee
51-100 cubic yards	\$125
101-1,000 cubic yards	\$200
1,001-10,000 cubic yards	\$400
10,001-100,000 cubic yards	\$500 for the first 10,001 cubic yards plus \$50 for each additional 10,000 cubic yards or fraction thereof
Additional plan review required for changes, additions, or revisions to approved plans	\$90/ hr. (1/2 hr. minimum)

*Permit Fees*

50 cubic yards or less	No fee
51-100 cubic yards	\$100
101-1,000 cubic yards	\$100 for first 101 yards plus \$35 for each additional 100 cubic yards or fraction thereof

**Investigation Fees**

**Investigation Fee A**

\$90/hr.

Low effort to determine Compliance

**Investigation Fee B**

\$90/hr. (\$150 minimum)

Medium effort to gain compliance. Stop Work order posted. Applicant obtains required permits within 10 business days.

**Investigation Fee C**

\$90/hr. (\$250 minimum)

High effort to gain compliance. Applicant failed to meet deadline or has had more than one documented violation in 12 months for starting work without permits.

**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.