

**City of Portland
Office of Planning and Development Review**

Building and Other Permits Fee Schedule

Effective Date: August 21, 2000

| | |
|--|--|
| Building Permit Fee | |
| Total Value of Construction Work to be Performed: | |
| \$1 - \$500 | \$50 minimum fee |
| \$501 - \$2,000 | \$50 for the first \$500, plus \$2.25 for each additional \$100 or fraction thereof, to and including \$2,000 |
| \$2,001 - \$25,000 | \$83.75 for the first \$2,000, plus \$8.82 for each additional \$1,000 or fraction thereof, to and including \$25,000 |
| \$25,001 - \$50,000 | \$286.61 for the first \$25,000, plus \$6.56 for each additional \$1,000 or fraction thereof, to and including \$50,000 |
| \$50,001 - \$100,000 | \$450.61 for the first \$50,000, plus \$4.37 for each additional \$1,000 or fraction thereof, to and including \$100,000 |
| \$100,001 and up | \$669.11 for the first \$100,000, plus \$3.68 for each additional \$1,000 or fraction thereof |
| Definition of Valuation: The valuation to be used in computing the permit fee and plan check/process fee shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and the contractor's profit. | |
| Plan Check/Process Fee | 65% of the building permit fee |
| Fire and Life Safety Review Fee | 40% of the building permit fee |
| Partial Building Permit | \$250 for each partial permit |
| Requested Inspection Fee | |
| One and Two-Family Dwellings | \$100 |
| Apartment Houses | \$160 + \$10 for each dwelling unit in excess of three |
| Hotels/Motels | \$160 + \$5 for each sleeping room in excess of five |
| All other occupancies one and two stories in height | \$160 + \$10 for each additional 1,000 square feet over 10,000 square feet |
| All other occupancies 3 stories in height and above | \$160 + \$20 for each story in excess of three |
| Appeal Fees (per appeal) | |
| One and Two-Family Dwellings | \$100 |
| All other occupancies | \$200 |
| Plus, for each appeal item over 4 | \$50 |
| Home Occupation Permit | |
| Initial Permit | \$100 |
| Annual Renewal | \$100 |
| Late charge for delinquent permits | \$5 per month |
| Street Use Fees | |
| | \$.12 per square foot per week |
| | Minimum - \$20 |

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Grading Permit Fees

Use this schedule for projects involving only grading and excavation. If there is also other work involved, use the standard building permit fee table based on project valuation.

| | |
|-------------------------------|---|
| 50 cubic yards or less | \$50 |
| 51 to 100 cubic yards | \$70 |
| 101 to 1,000 cubic yards | \$70 for first 100 cubic yards, plus \$22 for each additional 100 cubic yards or fraction |
| 1,001 to 10,000 cubic yards | \$268 for first 1,000 cubic yards, plus \$17 for each additional 1,000 cubic yards or fraction |
| 10,001 to 100,000 cubic yards | \$421 for first 10,000 cubic yards, plus \$55 for each additional 10,000 cubic yards or fraction |
| 100,001 cubic yards or more | \$916 for first 100,000 cubic yards, plus \$28 for each additional 10,000 cubic yards or fraction |

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.

Excavation and Grading Plan Check Fee

Use this schedule for projects involving only grading and excavation. If there is also other work involved, the plan check fee is 65% of the building permit fee.

| | |
|--------------------------------|---|
| 50 cubic yards or less | \$17 |
| 51 to 100 cubic yards | \$35 |
| 101 to 1,000 cubic yards | \$50 |
| 1,001 to 10,000 cubic yards | \$65 |
| 10,001 to 100,000 cubic yards | \$65 for first 10,000 cubic yards, plus \$22 for each additional 10,000 cubic yards or fraction |
| 100,001 to 200,000 cubic yards | \$263 for first 100,000 cubic yards, plus \$11 for each additional 10,000 cubic yards or fraction |
| 200,001 cubic yards or more | \$373 for first 200,000 cubic yards, plus \$6 for each additional 10,000 cubic yards or fraction |

Circus Tent Fee \$160

Reproduction Fees \$2 per plan and \$.50 per page of correspondence

Fee for Examination of Filed Plans If more than 2 plans, \$1 per added plan.

Approved Fabricators Certification Fee

| | |
|-----------------------|-------|
| Initial Certification | \$500 |
| Annual Renewal | \$150 |

Special Inspection Certification Fee

| | |
|-----------------------|------|
| Initial Certification | \$60 |
| Annual Renewal | \$25 |
| Re-examination | \$50 |

Approved Testing Agency Certification Fee

| | |
|-----------------------|-------|
| Initial Certification | \$400 |
| Annual Renewal | \$200 |

Temporary Certificate of Occupancy \$175

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|--|---|
| Zoning Inspection Fee | |
| Applies to all new construction and any other permit requiring Planning/Zoning approval. | |
| For 1 & 2 family dwellings | \$65 |
| For commercial and all other | 15% of the building permit or \$65 whichever is greater. |
| Inspections Outside of Normal Business Hours | \$150 per hour or fraction of an hour |
| Reinspection Fee | \$75 |
| Additional Plan Review Fee | \$105 per hour or fraction of an hour Minimum - \$55 for the first half hour |
| Address Assignment Fee | \$45 for each address |
| Clearing Permit Fee | |
| 5,000 square feet to 1 acre | \$45 |
| Over 1 acre | \$45, plus \$10 for each additional acre or fraction of an acre. |
| Clearing with Tree Cutting Permit Fee (on slopes over 25% gradient) | |
| Less than 1 acre | \$90 |
| 1 acre and up | \$90 + \$30 per additional acre or fraction of acre |
| Pre-Permit Site Inspection for Properties in Environmental Zones | \$150 |
| Manufactured Dwelling Installation on Individual Lot | |
| Installation and set up | \$315 |
| Earthquake-resistant bracing when not installed under a manufactured dwelling installation permit | \$85 |
| Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review. | |
| Manufactured Dwelling Installation in a Park | |
| Installation and set up | \$315 |
| Earthquake-resistant bracing when not installed under a manufactured dwelling installation permit | \$85 |
| Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review. | |
| Manufactured Dwelling Park (Development or enlargement of a manufactured dwelling park) | |
| Permit Fee: | |
| 10 spaces or fewer | \$45 each space |
| 11 - 20 spaces | \$450 plus \$25 for each space over 10 |
| more than 20 spaces | \$700 plus \$20 for each space over 20 |
| Plan review | 65% of the permit fee |
| Zoning inspection | 15% of the permit fee |
| Cabana installation | \$100 |
| Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review. | |

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|--|---|
| Recreational Park (Development or enlargement of a recreational park) | |
| Permit Fee: | |
| 10 spaces or fewer | \$26 each space |
| 11 - 20 spaces | \$260 plus \$16 for each space over 10 |
| 21 - 50 spaces | \$420 plus \$12 for each space over 20 |
| more than 50 spaces | \$780 plus \$9 for each space over 50 |
| Plan review | 65% of the permit fee |
| Zoning inspection | 15% of the permit fee |
| Cabana installation | \$100 |
| Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review. | |
| Minor Structural Labels | \$100 per set of 10 labels |
| Master Permit/Facilities Permit Program | |
| Annual Registration Fee | \$200 per site |
| For projects valued at \$600,000 or less: | |
| Building orientations, inspection, plan review, and administrative activities | \$120 per hour or fraction of an hour Minimum - 1 hour for each inspection |
| For projects exceeding \$600,000 value: | |
| Inspection, plan review, and administrative activities | Fee based on project valuation and building permit fee schedule |
| Fees for services provided by bureaus other than the Office of Planning and Development Review and necessary for construction authorization will be billed to the Owner as assessed by those bureaus. | |
| Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full. | |
| On-site Permanent Stormwater Control Facilities Inspection Fee | |
| Fees for inspecting construction of approved on-site permanent stormwater quality and quantity control facilities. | |
| Total Value of Construction Work to be Performed: | |
| \$1 - \$500 | \$15 |
| \$501 - \$2,000 | \$15 for the first \$500, plus \$.50 for each additional \$100 or fraction thereof, to and including \$2,000. |
| \$2,001 - \$25,000 | \$22.50 for the first \$2,000, plus \$1.00 for each additional \$1,000 or fraction thereof, to and including \$25,000. |
| \$25,001 - \$50,000 | \$45.50 for the first \$25,000, plus \$.75 for each additional \$1,000 or fraction thereof, to and including \$50,000. |
| \$50,001 - \$100,000 | \$64.25 for the first \$50,000, plus \$.50 for each additional \$1,000 or fraction thereof, to and including \$100,000. |
| \$100,001 and up | \$89.25 for the first \$100,000, plus \$.25 for each additional \$1,000 or fraction thereof. |

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Tree Preservation and Planting Plan Check and Inspection Fee

Fee for checking plans and inspecting tree preservation and plantings required for new residential development.
No fee is required when a developer has contributed to the Tree Fund in Section 33.248.020 H.2.c of the City Code.

Total Value of Construction Work to be Performed:

| | |
|----------------------|---|
| \$1 - \$500 | \$10 |
| \$501 - \$2,000 | \$10 for the first \$500, plus \$.25 for each additional \$100 or fraction thereof, to and including \$2,000. |
| \$2,001 - \$25,000 | \$13.75 for the first \$2,000, plus \$.50 for each additional \$1,000 or fraction thereof, to and including \$25,000. |
| \$25,001 - \$50,000 | \$25.25 for the first \$25,000, plus \$.38 for each additional \$1,000 or fraction thereof, to and including \$50,000. |
| \$50,001 - \$100,000 | \$34.75 for the first \$50,000, plus \$.25 for each additional \$1,000 or fraction thereof, to and including \$100,000. |
| \$100,001 and up | \$47.25 for the first \$100,000, plus \$.13 for each additional \$1,000 or fraction thereof. |

Energy Plan Review

Applies to all building permits with valuation over \$2.5 million and to any subsequent tenant improvements.

Actual plan review costs, plus 10% administrative processing fee.

Express Start Program Fee

Fee for accelerated plan review and the issuance of an authorization to proceed with construction prior to completion of the full plan review process.

\$120 per hour or fraction of an hour

Investigation Fee

For commencement of work before obtaining a permit

Equal to the permit fee or the actual investigation costs at \$105 per hour, whichever is greater, plus \$250

Microfilm Service Charge

Total Value of Work to be Performed:

| | |
|-------------------------|-------|
| \$1 - \$10,000 | \$5 |
| \$10,001 - \$50,000 | \$10 |
| \$50,001 - \$300,000 | \$25 |
| \$300,001 - \$1,000,000 | \$50 |
| \$1,000,001 and above | \$100 |
| For sign permits | \$5 |

Stormwater Disposal Plan Review

\$30 per plan

June 30, 2000

E:\AUGUST2000\FEE REVISION ASSIGNMENT TABLE-2.XLS

ORDINANCE NO. **174719**

Amend City Code to remove fees from Chapter 24, Building Regulations, and establish a separate fee schedule effective August 21, 2000 (Ordinance; amend City Code Chapters 24.10 and 24.35)

The City of Portland ordains:

Section 1. The Council finds:

1. Chapter 24.10 of the Code of the City of Portland, Oregon specifies certain fees to be charged related to building permits issued by the City.
2. Fees collected under Chapter 24.10 are used to pay for administering and enforcing the Oregon Building Specialty Code, the One and Two Family Dwelling Code, and other local standards. Office of Planning and Development Review policy directs that revenues collected for each program stay within that program.
3. The Office of Planning and Development Review Operating Fund was established in 1988-89 with a policy that construction-related programs in the fund would be fully self-supporting. The current cost recovery rate for the building program is 73%.
4. In 1998-99, the City issued 7,874 building permits for new construction and remodel/improvement of residential and commercial structures in the City and portions of Multnomah County within the Portland Urban Services boundary.
5. The Office of Planning and Development Review has experienced increased program costs arising from added enforcement requirements and initiatives to improve the way development review work is conducted by the city.
6. To reach budgetary goals for FY 2000-01 and more closely achieve self-supporting status, the revenue for building permits should increase approximately 4% and other fees should increase to fully fund program costs.
7. The State Building Code Division's Tri County Building Industry Service Board now has the authority to determine how certain permit fees are calculated. OPDR has revised the calculation methodology to comply with the new Tri County mandate.
8. For ease of administration, the fees should be removed from code language and be established in a separate fee table.

NOW, THEREFORE, the Council directs:

a. Subsection 24.10.080 G is amended as follows:

- G. Powers of the Board of Appeal. Where unquestionably and clearly, practical difficulties, unnecessary hardship or consequences, inconsistent with the general purposes of this Title may result from the literal interpretation and enforcement thereof, the Board of Appeals may grant adjustment of variances in a specific case with such conditions and safeguards as it may determine, in harmony with the general purpose, intent, and spirit of this Title, so that the public safety and welfare shall be secured and substantial justice shall be done, upon unanimous

vote of the Board. If interpretation of the provisions of this Title is required, decisions thereon may be determined by a majority vote of the Board. Any person aggrieved by the final decision of the Appeals Board as to the application of any provision of this Specialty Code may, within 30 days after the date of the decision, appeal to the appropriate State Specialty Advisory Board. The appellant shall submit the appeal fee indicated in Section 24.10 with his request for appeal. The decision of the Appeals Board shall be subject to review and final determination by the appropriate State Specialty Advisory Board authorized pursuant to OAR Chapter 8.4, as to technical and scientific determinations related to the application of this Title. All required fees are stated in the Fee Schedule adopted by City Council. Fees will be updated annually or on an as needed basis. The approved Fee Schedule will be available at the Development Services Center.

- b. Subsection 24.10.080 H is repealed.
- c. Subsection 24.10.102 is replaced with the following:

24.10.102 Building Permit and Plan Check Process Fee.

- A. All required fees are stated in the Fee Schedule adopted by City Council. Fees will be updated annually or on an as needed basis. The approved Fee Schedule will be available at the Development Services Center.
- B. A plan checking fees payable when the plans and application are accepted by the Director for examination and shall not be refundable. A permit fee shall be paid to the Director before a building permit is issued.
- C. Permit and plan check fees will, as a general rule, be refunded when the services covered by the fee have not commenced, and the permit or plan review fees were paid incorrectly due to an error on the part of the City. When a permit applicant requests a refund, but the City was not at fault in accepting payment, fees shall be retained to cover the cost of plan review or inspections actually performed and 20 percent of the amount remaining. State surcharge fees are only refundable when a permit was issued in error. Requests for refunds must be made within 6 months of payment or permit issuance, whichever is later. Refunds are to be made to the same person or firm who paid the fee within 3 months of the request. Exceptions to the above requirements may be made by the Director or designee.

- d. Sections 24.10.103, 24.10.104 and 24.10.106 through 24.10.119, 24.10.122 through 24.10.128, 24.10.130 through 24.10.140 are repealed.
- e. Section 24.35.010 Historical Review Board is amended as follows:

24.35.010 Historical Review Board

The Historical Building Review Board shall consist of the members of the Board of Appeal referred to in Section 24.10.080 plus the Chairman of the Portland Historical Landmarks Commission, or his designee with the power to waive any provision of the combined State Building Code.

Any person who may have been ordered by the ~~Bureau of Buildings~~ Office of Planning and Development Review to incur an expense for the alteration or repair of any building defined as an historical building under Chapter 41 of the State Building Code, 1982 Edition, or any person whose application for a permit to alter or repair an historical building may have been refused by the Director may appeal to the Historical Building Review Board by serving written notice upon the ~~Bureau of Buildings~~ Office of Planning and Development Review. The notice, or certified copy thereof, shall be transmitted at once to the Historical Building Review Board. After service of notice upon the persons interested, a hearing shall be held; and the Board may by unanimous vote, waive the provisions of the combined State Building Code, if, in their opinion, such historic buildings are not hazardous to life or health or the proposed variance does not conflict with the public interest. The Board shall consider the historic performance of the building, the structural stability, and the occupancy classification. Any variances granted by the Board shall be subject to the established occupancy classification, and any changes in occupancy classification occurring after the Board's decision shall terminate the Board's order thus subjecting the building or structure to be resubmitted for reconsideration or abated. The Board shall adopt reasonable rules and regulations for conducting its business. In any matter relating to or involving fire prevention, fire safety measures, or building construction requirements for safety, any modification by the Board of a strict application of this Title shall be made only on condition that a substantially equivalent degree of safety is provided generally conforming to national standards concerning fire prevention, fire safety measures, and building construction requirements for safety. A certified copy of the Board's decision shall be delivered to the appellant. The fee for each appeal shall be ~~as indicated in Section 24.10 of this Title~~ stated in the Fee Schedule adopted by City Council. Fees will be updated annually or on an as needed basis. The approved Fee Schedule will be available at the Development Services Center.


- f. The Fee Schedule listed as Exhibit A to this ordinance shall be effective August 21, 2000.

Section 2. The Council declares that this ordinance shall be in full force and effect from August 21, 2000.

Commissioner Charlie Hales

Passed by Council, **JUL 19 2000**

Commissioner Charlie Hales
Denise Kleim
June 29, 2000

Gary Blackmer
Auditor of the City of Portland
By 
Deputy

1088 = 994

Agenda No.

ORDINANCE NO. 174719

Title

Amend City Code to remove fees from Chapter 24, Building Regulations, and establish a separate fee schedule effective August 21, 2000 (Ordinance; amend City Code Chapters 24.10 and 24.35)

| | |
|---|--|
| INTRODUCED BY Commissioner Charlie Hales | Filed: JUL 07 2000 |
| | Gary Blackmer Auditor of the City of Portland |
| NOTED BY COMMISSIONER | |
| Affairs | |
| Finance and Administration | By: <u>Bette Olson</u> Deputy |
| Safety <u>Charlie Hales</u> | |
| Utilities | For Meeting of: _____ |
| Works <u>Margaret M. Mahoney</u> | ACTION TAKEN: JUL 12 2000 PASSED TO SECOND READING JUL 19 2000 9:30 A.M. |
| BUREAU APPROVAL | |
| Bureau: OPDR | |
| Prepared by: Denise Kleim | Date: 6/29/00 |
| Budget Impact Review: | |
| <input checked="" type="checkbox"/> Completed <input type="checkbox"/> Not Required | |
| Bureau Head: | |
| Margaret M. Mahoney | |

| AGENDA | | FOUR-FIFTHS AGENDA | COMMISSIONERS VOTED AS FOLLOWS: | | |
|---------------|---|--------------------|------------------------------------|-------------------------------------|-------------------------------------|
| | | | | YEAS | NAYS |
| Consent | Regular <input checked="" type="checkbox"/> | Francesconi | Francesconi | | <input checked="" type="checkbox"/> |
| NOTED BY: | | Hales | Hales | <input checked="" type="checkbox"/> | |
| City Attorney | <u>Benjamin Hatten</u> | Saltzman | Saltzman | <input checked="" type="checkbox"/> | |
| City Auditor | | Sten | Sten | <input checked="" type="checkbox"/> | |
| City Engineer | | Katz | Katz | <input checked="" type="checkbox"/> | |
| | | | | | |