

**City of Portland  
Bureau of Development Services**

**PROPOSED  
Building and Other Permits Fee Schedule**

**Effective Date: January 1, 2014**

**BUILDING PERMIT FEE**

Total Value of Construction Work to be Performed:

\$1 - \$500	\$95.00 minimum fee Maximum number of allowable* inspections: 2
\$501 - \$2,000	\$95.00 for the first \$500, plus \$2.44 for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 2
\$2,001 - \$25,000	\$131.60 for the first \$2,000, plus \$9.54 for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5
\$25,001 - \$50,000	\$351.02 for the first \$25,000, plus \$7.02 for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6
\$50,001 - \$100,000	\$526.52 for the first \$50,000, plus \$4.65 for each additional \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7
\$100,001 and up	\$759.02 for the first \$100,000, plus \$3.83 for each additional \$1,000 or fraction thereof

\*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of \$97 per inspection.

Total Calculated Permit Valuation:

Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data 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. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.

Fair Market Value: The Fair Market Value to be used in computing the permit fee for alterations and repair 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 contractor's profit.

**City of Portland  
Bureau of Development Services**

**PROPOSED  
Building and Other Permits Fee Schedule**

**Effective Date: January 1, 2014**

**DEVELOPMENT SERVICES FEE - COMMERCIAL**

Applies to all Building Permits, Site Development Permits (except where work involves only clearing) and Zoning Permits.

Total Value of Construction Work to be Performed:

\$1 - \$500	\$18.29 minimum fee
\$501 - \$2,000	\$18.29 for the first \$500, plus plus \$0.83 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$30.74 for the first \$2,000, plus plus \$3.22 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$104.80 for the first \$25,000, plus \$2.40 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$164.80 for the first \$50,000, plus \$1.59 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$244.30 for the first \$100,000, plus \$1.34 for each additional \$1,000 or fraction thereof

Total Calculated Permit Valuation:

Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data 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. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.

Fair Market Value: The Fair Market Value to be used in computing the permit fee for alterations and repair 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 contractor's profit.

**City of Portland  
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**PROPOSED  
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**Effective Date: January 1, 2014**

**DEVELOPMENT SERVICES FEE - RESIDENTIAL**

Applies to all Building Permits, Site Development Permits (except where work involves only clearing) and Zoning Permits.

Total Value of Construction Work to be Performed:

\$1 - \$500	\$14.62 minimum fee
\$501 - \$2,000	\$14.62 for the first \$500, plus \$0.66 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$24.52 for the first \$2,000, plus \$2.57 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$83.63 for the first \$25,000, plus \$1.92 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$131.63 for the first \$50,000, plus \$1.29 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$196.13 for the first \$100,000, plus \$1.07 for each additional \$1,000 or fraction thereof

Total Calculated Permit Valuation:

Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data 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. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.

Fair Market Value: The Fair Market Value to be used in computing the permit fee for alterations and repair 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 contractor's profit.

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<b>Miscellaneous Fees</b>	
<b>Additional Plan Review Fee</b> For changes, additions, or revisions to approved plans.	Plan review time 1/2 hour or less: \$71 Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
<b>Address Assignment Fee</b> Address Change Address Confirmation	\$66 for each address \$66 \$66
<b>Appeal Fees (per appeal)</b> One and Two-Family Dwellings All other occupancies Plus, for each appeal item over 4	\$227 \$454 \$113
<b>Approved Testing Agency Certification Fee</b> Initial Certification Annual Renewal - without modifications Annual Renewal - with modifications  Field audits and inspections	\$1,224 \$307 \$612  \$147 per hour or fraction of an hour Minimum - 1 hour
Whenever an inspection is conducted by BDS staff at a facility more than 50 miles from the City of Portland's BDS office, the applicant shall reimburse the City for travel costs including auto travel, air travel, lodging and meals.	
<b>Change of Occupancy or Use Review Fee</b>	\$368
<b>Circus Tent Fee</b>	\$525
<b>Deferred Submittal Fee</b> For processing and reviewing deferred plan submittals  The fee is in addition to the project plan review fee based on the total project value.	10% of the building permit fee calculated using the value of the particular deferred portion or portions of the project.  Minimum fee - \$123 for 1 & 2 family dwelling projects, \$307 for commercial and all other projects.
<b>Demolition/Deconstruction Fee</b> For plan review/processing fee and inspections. Fees for Sewer Cap, Erosion Control, and Site Review fee will be added separately.  With Basement - Commercial With Basement - Residential  Without Basement - Commercial Without Basement - Residential	\$365 \$345  \$340 \$320
<b>Energy Plan Review</b> 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.
<b>Express Start Program Fee</b> Fee for accelerated plan review and the issuance of an authorization to proceed with construction prior to completion of the full plan review process.	\$147 per hour or fraction of an hour

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<b>Facility Permit/Master Permit Program</b>	
Annual Registration Fee:	
Site with one building	\$175
Site with two buildings	\$292
Site with three buildings	\$408
Site with four buildings	\$496
Site with five or more buildings	\$583
For projects valued at \$600,000 or less:	
Building orientations, inspection, plan review, and administrative activities	\$201 per hour or fraction of an hour Minimum - 1 hour for each inspection
For projects exceeding \$600,000 value:	
Building inspection and plan review	Fee based on project valuation and building permit fee schedule
Fees for services provided by bureaus other than the Bureau of Development Services 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.	
<b>Field Issuance Remodel Program</b>	
For 1 & 2 family dwelling alterations/remodels.	
One-time Registration Fee:	\$240 per contractor
Inspection, plan review, administrative and, project management activities.	\$177 per hour or fraction of an hour Minimum - 1 hour for each inspection
Fees for services provided by bureaus other than the Bureau of Development Services 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.	
<b>Fire and Life Safety Review Fee</b>	40% of the building permit fee
<b>Home Occupation Permit</b>	
Initial Permit	\$147
Annual Renewal	\$147
Late charge for delinquent permits	\$5.95 per month
<b>Inspections Outside of Normal Business Hours</b>	\$194 per hour or fraction of an hour Minimum - \$194
<b>Intake Fee</b>	
For 1 & 2 family dwellings with engineer/architect certified as plans examiner	\$337
<b>Investigation Fee</b>	
For commencement of work before obtaining a permit	<del>Equal to the permit fee</del> <u>\$95 per hour or fraction of an hour</u> <u>Minimum - \$95</u>
<b>Limited Consultation Fee</b>	
For an optional meeting held prior to application for building permits for projects with complex and fairly detailed issues in one or two areas of expertise (e.g., building and fire codes).	
Meeting will be limited to two City staff	
Life Safety	\$284
Fire Marshal	\$75
Fee for each additional staff in attendance.	\$152

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<b>Major Projects Group Fee - \$50,000 per project</b> The Bureau of Development Services' fee for projects that participate in the Major Projects Group (MPG) program that facilitates City review and permitting processes for larger development projects. This fee is in addition to the standard permit fees required on the project. There are additional MPG fees charged by other City bureaus for projects that are enrolled in this program.							
<b>Manufactured Dwelling Installation on Individual Lot</b> <div style="text-align: right;">Installation and set up    \$385</div> <div style="text-align: right;">Earthquake-resistant bracing when not installed under a manufactured dwelling installation permit    \$104</div> <p>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.</p>							
<b>Manufactured Dwelling Installation in a Park</b> <div style="text-align: right;">Installation and set up    \$385</div> <div style="text-align: right;">Earthquake-resistant bracing when not installed under a manufactured dwelling installation permit    \$104</div> <p>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.</p>							
<b>Manufactured Dwelling Park</b> (Development or enlargement of a manufactured dwelling park) Permit Fee: <table style="margin-left: 100px; border: none;"> <tr> <td style="padding-right: 20px;">10 spaces or fewer</td><td>\$56 each space</td></tr> <tr> <td>11 - 20 spaces</td><td>\$551 plus \$30 for each space over 10</td></tr> <tr> <td>more than 20 spaces</td><td>\$857 plus \$25 for each space over 20</td></tr> </table> <div style="text-align: right; margin-top: 10px;">           Plan review    65% of the permit fee            Zoning inspection    20% of the permit fee            Cabana installation    \$123         </div> <p>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.</p>		10 spaces or fewer	\$56 each space	11 - 20 spaces	\$551 plus \$30 for each space over 10	more than 20 spaces	\$857 plus \$25 for each space over 20
10 spaces or fewer	\$56 each space						
11 - 20 spaces	\$551 plus \$30 for each space over 10						
more than 20 spaces	\$857 plus \$25 for each space over 20						
<b>Other Inspections Not Specifically Identified Elsewhere</b>	\$142 per hour or fraction of hour Minimum - \$142						
<b>Permit Extension/Completion Processing Fee</b> Fee for extension of a permit that has been inactive and a customer is requesting any action to extend or change the permit status. This would include but not be limited to an extension request, or when a permit requires an administrative action to return the permit from Final status to an active status.	\$142 per hour Minimum - \$142						
<b>Permit Reinstatement Processing Fee</b> Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit.  Minimum Fee - \$95						
<b>Phased Project Plan Review Fee</b> For plan review on each phase of a phased project	10% of the total project building permit fee not to exceed \$1,838 for each phase, plus \$307						

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<b>Plan Review / Process Fee</b>	
For the original submittal	65% of the building permit fee Maximum number of allowable checksheets: 2 Any additional checksheets will be charged at the rate of \$175 per checksheet.
For value-added revisions:	65% of the additional building permit fee (based on the additional valuation)
For all other revisions:	Plan review time 1/2 hour or less: \$71 Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
<b>Process Management Fees</b>	
Program Initiation Fee	\$525 (covers the first three hours of assistance, then \$142 per hour or fraction of an hour)
Early Assistance Meeting	\$263
Pre-Development Meeting	\$525 plus \$152 per additional staff member present
<b>Continuing Process Management Assistance</b>	
Pre-submittal	\$142 per hour
Submitted Projects Valued Above \$10 Million	Waived
Submitted Projects Valued \$10 Million and below	\$142 per hour
Process management is intended to assist customers navigate the permit review system for large and/or complex projects.	
<b>Recreational Park</b> (Development or enlargement of a recreational park)	
Permit Fee:	
10 spaces or fewer	\$32 each space
11 - 20 spaces	\$318 plus \$19 for each space over 10
21 - 50 spaces	\$515 plus \$15 for each space over 20
more than 50 spaces	\$954 plus \$12 for each space over 50
Plan review	65% of the permit fee
Zoning inspection	20% of the permit fee
Cabana installation	\$123
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.	
<b>Reinspection Fee</b>	\$97 per inspection
<b>Reproduction Fees</b>	\$2.45 per plan sheet and \$0.61 per page of correspondence
<b>Requested Inspection Fee</b>	
One and Two-Family Dwellings	\$159
Apartment Houses	\$209 + \$14 for each dwelling unit in excess of three
Hotels/Motels	\$209 + \$9 for each sleeping room in excess of five
All other occupancies one and two stories in height up to 10,000 square feet	\$209 + \$14 for each additional 1,000 square feet
All other occupancies 3 stories in height and above	\$209 + \$26 for each story in excess of three

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<b>Re-roof Permit and Inspection Fee</b> Re-roof permits are available in multiples of five to commercial roofing contractors who pre-register with the City of Portland Bureau of Development Services.  For each packet of 5 permits: <div style="text-align: right;"> Permit fee \$1,356.25  Plan review / process fee \$226 </div>	
<b>Special Program Processing Fee</b>	\$307
<b>Street Use Fees</b>	\$0.18 per square foot per week
<b>Structural Advisory Board Fee</b>	\$454
<b>Structural Advisory Board Fee - Minor</b>	\$150
The Structural Advisory Board advises the Director and/or Appeals Board in structural matters relative to reasonable interpretation and to alternate materials and methods of construction.  This fee covers a portion of the costs associated with organizing and conducting the Board meeting.	
<b>Sustainable Development Early Assistance Meeting</b>	\$91
<b>Temporary Certificate of Occupancy, per Month</b>	\$214
<b>Temporary Stage Seating and Superstructure Permit</b> Applies to permits for temporary structures like tents, reviewing stands, temporary office trailers, scaffolding structures, and similar portable structures. Temporary structure permits must also be reviewed for compliance with code requirements for fire, life safety, and structural elements. Permit and review fees are based on the value of construction work to be performed utilizing the building permit fee schedule.	
<b>Zoning Inspection Fee</b> Applies to all new construction and any other permit requiring Planning/Zoning approval.  <div style="text-align: right;"> For 1 &amp; 2 family dwellings: \$104   For commercial and all other: 20% of the building permit or \$104  whichever is greater. </div>	
<b>Zoning Permit Fee</b> Fee for ensuring conformance of zoning code standards. <div style="text-align: right;"> For 1 &amp; 2 family dwellings: \$41   For commercial and all other: Fee is based on project valuation and the commercial building permit fee table plus 65% plan review / process fee.   Minimum commercial zoning permit fee is \$132 </div>	



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**PROPOSED  
Electrical Permit Fee Schedule  
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<b>New Residential</b>	
Single or multi-family, per dwelling unit.	
Include attached garage. Service included.	
1,000 square feet or less	\$266
Each additional 500 sq ft or portion thereof	\$58
Limited Energy Install 1 & 2 Family	\$58
Limited Energy Install Multi-Family	\$58
Each Manufactured Home or Modular Dwelling Service and/or Feeder	\$156
* Full per-unit fees based on the square footage of each unit shall apply to multi-family buildings when the entire building is not ready for inspection when requested per OAR 918-309-0030(5)(b)	
<b>Services or Feeders</b>	
Installation, alteration or relocation	
200 amps	\$137
201 to 400 amps	\$195
401 to 600 amps	\$255
601 amps to 1,000 amps	\$385
Over 1,000 amps or volts	\$708
Reconnect only	\$124
<b>Renewable Energy</b>	
Installation, alteration or relocation	
5 kva or less	\$137
5.01 to 15 kva	\$195
15.01 to 25 kva	\$255
<b>Solar Generation System Over 25 KVA (Plan Review Required)</b>	
Each kva over 25.01 up to 100 kva	\$10.20
100.01 kva and over no additional fee	
Each additional inspection	\$142
Miscellaneous Fees, hourly rate	\$142
<b>Wind Generation System Over 25 KVA (Plan Review Required)</b>	
25.01 to 50 kva	\$385
50.01 to 100 kva	\$708
100.01 kva and over	Use standard electrical service or feeder fees.
<b>Temporary Services or Feeders</b>	
Installation, alteration or relocation	
200 amps or less	\$122
201 amps to 400 amps	\$184
401 amps to 600 amps	\$232
over 600 amps or 1,000 volts (see above)	
<b>Branch Circuits</b>	
New, alteration or extension per panel	
a. The fee for branch circuits with the purchase of service or feeder fee	\$13
b. The fee for branch circuits without the purchase of service or feeder fee:	
First branch circuit	\$112
Each additional branch circuit	\$13

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**PROPOSED  
Electrical Permit Fee Schedule  
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<b>Miscellaneous</b>	
(Service or feeder not included)	
Each pump or irrigation circle	\$99
Each sign or outline lighting	\$99
Signal circuit(s) or a limited energy panel, alteration or extension	\$99
<b>Borderline Neon</b>	\$201 per elevation
<b>Wall washing of non-illuminated signs</b>	\$0.79 per square foot
<b>Plan Review Fee</b>	25% of total electrical permit fees
<b>Miscellaneous Fees</b>	
<b>Additional Plan Review Fee</b>	Plan review time 1/2 hour or less: \$71
For changes, additions, or revisions to approved plans.	Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
<b>Appeal Fees (per appeal)</b>	
One and Two-Family Dwellings	\$227
All other occupancies	\$454
Plus, for each appeal item over 4	\$113
<b>Field Issuance Remodel Program</b>	
For 1 & 2 family dwelling alterations/remodels.	
One-time Registration Fee:	\$240 per contractor
Inspection, plan review, administrative and, project management activities.	\$177 per hour or fraction of an hour Minimum - 1 hour for each inspection
Fees for services provided by bureaus other than the Bureau of Development Services 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.	
<b>Inspections Outside of Normal Business Hours</b>	\$194 per hour or fraction of an hour Minimum - \$194
<b>Investigation Fee</b>	
For commencement of work before obtaining a permit.	<del>Equal to the permit fee</del> \$95 per hour or fraction of an hour <u>Minimum - \$95</u>
<b>Electrical Master Permit Program Fees</b>	
Registration	\$100 per facility
Each additional off-site location	\$100
Inspection, plan review, and administrative activities	\$147 per hour or fraction of hour
<b>Master Permit/Facility Permit Program</b>	
Inspection, plan review, and administrative activities	\$201 per hour or fraction of an hour Minimum - 1 hour for each inspection
<b>Other Inspections Not Specifically Identified Elsewhere</b>	\$142 per hour or fraction of hour Minimum - \$142
<b>Permit Reinstatement Processing Fee</b>	
Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit.  Minimum Fee - \$95

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**PROPOSED  
Electrical Permit Fee Schedule  
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**Reinspection and Additional Fees**

Reinspections or inspections above the number covered by original permit \$97 per inspection

\* Full per-unit fees based on the square footage of each unit shall apply to multi-family buildings when the entire building is not ready for inspection when requested per OAR 918-309-0030(5)(b)

**Requested Inspection Fee**

One and Two-Family Dwellings	\$159
Apartment Houses	\$209 + \$14 for each dwelling unit in excess of three
Hotels/Motels	\$209 + \$9 for each sleeping room in excess of five
All other occupancies one and two stories in height up to 10,000 square feet	\$209 + \$14 for each additional 1,000 square feet
All other occupancies 3 stories in height and above	\$209 + \$26 for each story in excess of three

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**PROPOSED  
Mechanical Permit Fee Schedule**

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<b>One &amp; Two Family Dwelling Fees</b>	
<b>HVAC</b>	
Air handling unit	\$26
Air Conditioning (site plan required)	\$26
Alteration of existing HVAC system	\$32
Boiler/compressors	\$32
Heat pump (site plan required)	\$51
Install/replace furnace/burner (including ductwork / vent / liner)	\$55
Install/replace/relocate heaters - suspended, wall or floor mounted	\$26
Vent for appliance other than furnace	\$22
<b>Environmental exhaust and ventilation:</b>	
Appliance vent	\$22
Dryer Exhaust	\$14
Hoods, Type I/ II/ Res. Kitchen/Hazmat Hood Fire Suppression System	\$14
Exhaust fan with single duct (bath fans)	\$14
Exhaust system apart from heating or AC	\$22
<b>Fuel Piping and Distribution (up to 4 outlets)</b>	
Fuel piping each additional over 4 outlets	\$2.70
<b>Other listed appliance or equipment:</b>	
Decorative fireplace	\$26
Insert	\$57
Woodstove/Pellet Stove	\$57
<b>Other:</b> (including oil tanks, gas and diesel generators, gas and electric ceramic kilns, gas fuel cells, jewelry torches, crucibles and other appliance/equipment not included above)	
	\$32
<b>Commercial Fees</b>	
<b>Commercial Mechanical Permit Fee</b>	
For commercial installation, replacement or relocation of non-portable mechanical equipment or mechanical work.	
Valuation:	\$1 to \$1,000 \$95.00 minimum fee
	\$1,001 to \$10,000 \$95.00 plus \$2.31 for each additional \$100 over \$1,000
	\$10,001 to \$100,000 \$302.90 plus \$14.20 for each additional \$1,000 over \$10,000
	\$100,001 and above \$1,580.90 plus \$9.73 for each additional \$1,000 over \$100,000
Valuation includes the dollar value of all mechanical materials, equipment, labor overhead and profit.	
<b>Commercial Plan Review</b>	60% of mechanical permit fee

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**PROPOSED  
Mechanical Permit Fee Schedule**

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<b>Miscellaneous Fees</b>	
<b>Additional Plan Review Fee</b> For changes, additions, or revisions to approved plans	Plan review time 1/2 hour or less: \$71 Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
<b>Appeal Fees (per appeal)</b> One and Two-Family Dwellings All other occupancies Each appeal item over 4	\$227 \$454 \$113
<b>Field Issuance Remodel Program</b> For 1 & 2 family dwelling alterations/remodels. One-time Registration Fee:  Inspection, plan review, administrative and, project management activities.  Fees for services provided by bureaus other than the Bureau of Development Services 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.	\$240 per contractor  \$177 per hour or fraction of an hour Minimum - 1 hour for each inspection
<b>Inspections Outside of Normal Business Hours</b>	\$194 per hour or fraction of an hour Minimum - \$194
<b>Investigation Fee</b> For commencement of work before obtaining a permit.	<del>Equal to the permit fee</del> \$95 per hour or fraction of an hour Minimum - \$95
<b>Master Permit/Facility Permit Program</b> Inspection, plan review, and administrative activities	\$201 per hour or fraction of an hour Minimum - 1 hour for each inspection
<b>Minimum Fee</b>	\$95
<b>Minor Mechanical Labels</b> Commercial Residential	\$362 per set of 10 labels \$362 per set of 10 labels
<b>Other Inspections Not Specifically Identified Elsewhere</b>	\$142 per hour or fraction of hour Minimum - \$142
<b>Permit Reinstatement Processing Fee</b> Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit.  Minimum Fee - \$95
<b>Reinspection Fee</b>	\$97 per inspection
<b>Requested Inspection Fee</b> One and Two-Family Dwellings  Apartment Houses Hotels/Motels  All other occupancies one and two stories in height up to 10,000 square feet  All other occupancies 3 stories in height and above	\$159  \$209 + \$14 for each dwelling unit in excess of three \$209 + \$9 for each sleeping room in excess of five \$209 + \$14 for each additional 1,000 square feet \$209 + \$26 for each story in excess of three

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**PROPOSED**  
**Plumbing Permit Fee Schedule**  
**Effective Date: January 1, 2014**

**New 1 & 2 Family Dwellings Only**

(Includes 100 feet for each utility connection)

SFR (1) bath	\$520
SFR (2) bath	\$780
SFR (3) bath	\$910
Each additional bath/kitchen	\$218

**Site Utilities**

Catch basin/area drain inside building	\$39
Manufactured home utilities	\$92

The following fees for exterior lines are in addition to the unit fixture fees. The prices listed below are for the first 100 feet.

Rain drain (no. of linear feet)	\$116
Sanitary sewer (no. of linear feet)	\$116
Storm sewer (no. of linear feet)	\$116
Water service (no. of linear feet)	\$116
Each additional 100 feet or portion thereof	\$87

**Interior Mainline Piping**

Water Piping Piping - first 100 feet	\$116
Drainage Piping - first 100 feet	\$116
Each additional 100 feet or portion thereof	\$87

**Fixture or Item**

Back flow preventer	\$39
Backwater valve	\$39
Basins/lavatory	\$39
Clothes washer	\$39
Dishwasher	\$39
Drinking fountains	\$39
Ejectors/Sump	\$39
Expansion tank	\$39
Fixture/sewer cap	\$39
Floor drains/floor sinks/hub	\$39
Garbage disposal	\$39
Hose bibb	\$39
Ice maker	\$39
Interceptor/grease trap	\$39
Primer(s)	\$39

**Replacing in-building water supply lines:**

**Residential:**

First floor	\$83
Each additional floor	\$32

**Commercial:**

First 5 branches	\$83
Each fixture branch over five	\$20

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**Effective Date: January 1, 2014**

<b>Fixture or Item (continued)</b>	
Roof drain (commercial)	\$39
Sewer cap	\$103
Sink(s) Basin(s) Lav(s)	\$39
Solar units (potable water)	\$89
Storm water retention/detention tank/facility	\$104
Sump	\$39
Tubs/shower/shower pan	\$39
Urinal	\$39
Water closet	\$39
Water heater	\$39
Other:	\$39
<b>Plan Review Fee</b>	
For commercial and multi-family structures with new outside installations and/or complex systems as defined by OAR 918-780-0040 or for medical gas systems.	25% of the permit fee
<b>Miscellaneous Fees</b>	
<b>Additional Plan Review</b>	Plan review time 1/2 hour or less: \$71
For changes, additions, or revisions to approved plans.	Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
<b>Appeal Fees (per appeal)</b>	
One and Two-Family Dwellings	\$227
All other occupancies	\$454
Each appeal item over 4	\$113
<b>Field Issuance Remodel Program</b>	
For 1 & 2 family dwelling alterations/remodels.	
One-time Registration Fee:	\$240 per contractor
Inspection, plan review, administrative and, project management activities.	\$177 per hour or fraction of an hour Minimum - 1 hour for each inspection
Fees for services provided by bureaus other than the Bureau of Development Services 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.	
<b>Inspections Outside of Normal Business Hours</b>	\$194 per hour or fraction of an hour Minimum - \$194
<b>Investigation Fee</b>	<del>Equal to the permit fee</del> <u>\$95 per hour or fraction of an hour</u> <u>Minimum - \$95</u>
<b>Master Permit/Facility Permit Program</b>	
Inspection, plan review, and administrative activities	\$201 per hour or fraction of an hour Minimum - 1 hour for each inspection

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<b>Medical Gas Systems</b>	
Total Value of Construction Work to be Performed:	
\$1 - \$500	\$95.00 minimum fee
\$501 - \$2,000	\$95.00 for the first \$500, plus \$6.79 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$196.85 for the first \$2,000, plus \$25.78 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$789.79 for the first \$25,000, plus \$20.36 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$1,298.79 for the first \$50,000, plus \$12.21 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$1,909.29 for the first \$100,000, plus \$10.86 for each additional \$1,000 or fraction thereof
<b>Minimum Fee</b>	<b>\$95</b>
<b>Other Inspections Not Specifically Identified Elsewhere</b>	\$142 per hour or fraction of hour Minimum - \$142
<b>Permit Reinstatement Processing Fee</b>	
Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit.  Minimum Fee - \$95
<b>Rainwater Harvesting Systems</b>	
Total Value of Construction Work to be Performed:	
\$1 - \$500	\$95.00 minimum fee
\$501 - \$2,000	\$95.00 for the first \$500, plus \$6.79 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$196.85 for the first \$2,000, plus \$25.78 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$789.79 for the first \$25,000, plus \$20.36 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$1,298.79 for the first \$50,000, plus \$12.21 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$1,909.29 for the first \$100,000, plus \$10.86 for each additional \$1,000 or fraction thereof



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<b>Reinspection Fee</b>	\$97 per inspection
<b>Requested Inspection Fee</b>	
One and Two-Family Dwellings	\$159
Apartment Houses	\$209 + \$14 for each dwelling unit in excess of three
Hotels/Motels	\$209 + \$9 for each sleeping room in excess of five
All other occupancies one and two stories in height up to 10,000 square feet	\$209 + \$14 for each additional 1,000 square feet
All other occupancies 3 stories in height and above	\$209 + \$26 for each story in excess of three
<b>Residential Fire Suppression Systems</b>	
Residential multi-purpose and stand alone fire suppression system fees are based on the square footage of the structure as follows:	
0 to 2,000 sq ft	\$95
2,001 to 3,600 sq ft	\$116
3,601 to 7,200 sq ft	\$154
7,201 sq ft and greater	\$192

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**PROPOSED  
Sign, Awning Permit and Registration Fee Schedule  
Effective Date: January 1, 2014**

<b>Illuminated (electric) Signs</b>	
Fascia, freestanding or projecting signs with direct (neon), internal or changing image lighting or other electrical components.	
Up to 20 square feet	\$205
Over 20 square feet and up to 40 square feet	\$253
Over 40 square feet and up to 60 square feet	\$293
Over 60 square feet and up to 80 square feet	\$321
Over 80 square feet and up to 100 square feet	\$351
Over 100 square feet and up to 120 square feet	\$391
Over 120 square feet and up to 140 square feet	\$410
Over 140 square feet and up to 160 square feet	\$429
Over 160 square feet and up to 180 square feet	\$450
Over 180 square feet	\$468
<b>Non-illuminated Signs</b>	
Fascia, freestanding or projecting signs without direct or internal lighting or other electrical components.	
Up to 20 square feet	\$157
Over 20 square feet and up to 40 square feet	\$215
Over 40 square feet and up to 60 square feet	\$253
Over 60 square feet and up to 80 square feet	\$264
Over 80 square feet and up to 100 square feet	\$273
Over 100 square feet and up to 120 square feet	\$293
Over 120 square feet and up to 140 square feet	\$303
Over 140 square feet and up to 160 square feet	\$321
Over 160 square feet and up to 180 square feet	\$351
Over 180 square feet	\$372
Wall painted or adhered signs (i.e. vinyl, paper or similar material)	\$1.01 per square foot Minimum Fee - \$33
<b>Additional Plan Review Fee</b>	
Charged for changes, additions or revisions to approved plans and for review of proposed "pre-approved" structural designs.	Plan review time 1/2 hour or less: \$71 Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
<b>Alternate methods appeal fees - Chapter 32.44</b>	
Per appeal	\$251
<b>Awnings</b>	
Awnings without signs	\$8.69 per linear foot of awning
Sign and awning combinations	Awning fee plus \$1.46 per square foot of sign area
Signs added to existing awning	Fee as required for non-illuminated sign
<b>Early Assistance for Sign Permits</b>	
Early assistance sign code meeting	\$73
Fee for each additional staff in attendance	\$86
<b>Inspections Outside of Normal Business Hours</b>	
	\$194 per hour or fraction of an hour Minimum - \$194

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**PROPOSED  
Sign, Awning Permit and Registration Fee Schedule  
Effective Date: January 1, 2014**

<b>Investigation Fee</b>	
For commencement of work before obtaining a permit.	
Signs and awnings	<del>Equal to the permit fee</del> \$95 per hour or fraction of an hour <u>Minimum - \$95</u>
<b>Other Inspections Not Specifically Identified Elsewhere</b>	\$142 per hour or fraction of hour Minimum - \$142
<b>Permit Reinstatement Processing Fee</b>	
Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit.  Minimum Fee - \$95
<b>Portable Signs (A-Board) Registration</b>	
	\$70 for 1 year \$127 for 2 years \$228 for 4 years \$702 one-time fee
<b>Reinspection Fee</b>	\$97 per inspection
<b>Structural Alteration to Existing Sign</b>	Same fee as for new sign
<b>Structural Plan Review Fee</b>	
Required for: Fascia signs over 400 pounds All projecting signs All freestanding signs over 6 feet in height All pitched roof signs All awnings	65% of the permit fee Minimum fee - \$142
<b>Temporary Balloon Registration</b>	
Maximum of once, per lot, per calendar year	\$33
<b>Temporary Banner Registration</b>	
Maximum of six (6) months, per lot, per calendar year	\$33 per month
<b>Temporary Fascia or Temporary Freestanding Sign Registration</b>	
	Per Sign \$69 per year

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**PROPOSED  
Site Development Fee Schedule**

**Effective Date: January 1, 2014**

**APPLIES TO COMMERCIAL, DEVELOPMENT REVIEW AND SITE DEVELOPMENT PROJECTS:**

**Commercial Site Review Fee**

Applies to commercial building, development review and site development permits requiring site development review. Includes sites located in or adjacent to flood hazard areas and liquefaction hazard areas, sites with steep slopes, and projects with non-prescriptive geotechnical design. Services include plan review for site conditions, flood, liquefaction and steep slope hazards, and geotechnical review.

For Commercial Building, Development Review	15% of the permit fee
and, Site Development Permits:	Minimum fee is \$131

**APPLIES TO RESIDENTIAL PROJECTS:**

**Residential Fees**

**Residential Site Review and Inspection Fee for Simple Sites:**

Applies to all simple residential sites with ground-disturbing activity. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, erosion control, and compliance with conditions of Land Use Reviews.

New Construction	\$473
Additions, alterations, garages, and carports	\$197
Decks, fences and demolitions	\$144

**Residential Site Review and Inspection Fee for Complex Sites:**

Applies to residential sites with ground-disturbing activity located in special sites, as defined in Title 10. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, Environmental Zone standards, erosion control, and compliance with conditions of Land Use Reviews.

New Construction	\$621
Additions, alterations, garages, and carports	\$311
Decks, fences and demolitions	\$215

**APPLIES TO COMMERCIAL, DEVELOPMENT REVIEW, and SITE DEVELOPMENT PROJECTS:**

**Erosion Control Fees**

**Commercial, Development Review and Site Development Permits:**

Located in an Environmental Zone: Base fee (up to one acre) \$592 plus, \$66  
for each 0.5 acre (21,780 sq. ft.) of lot area, or portion  
thereof, for lots over 1 acre (43,560 sq. ft.)

Located in any other zone: Base fee (up to one acre) \$396 plus, \$66  
for each 0.5 acre (21,780 sq. ft.) of lot area, or portion  
thereof, for lots over 1 acre (43,560 sq. ft.)

<b>Exterior Utility Lines (water, sanitary, storm, telephone, cable, electric)</b>	\$35 for the first 100 feet of line. \$26 for each additional 100 feet of line, or portion thereof.
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**Exterior Alterations and Additions**

Located in an Environmental Zone: Base fee (up to one acre) \$231 plus \$38  
for each 0.5 acre (21,780 sq. ft.) of ground  
disturbance, or portion thereof, for projects  
disturbing more than 1 acre (43,560 sq. ft.)

Located in any other zone: Base fee (up to one acre) \$153 plus \$38  
for each 0.5 acre (21,780 sq. ft.) of ground  
disturbance, or portion thereof, for projects  
disturbing more than 1 acre (43,560 sq. ft.)

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Site Development Fee Schedule**

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**APPLIES TO COMMERCIAL, RESIDENTIAL AND SITE DEVELOPMENT PROJECTS:**

**Clearing Fee**

For vegetation removal only with no other permitted activity.

5,000 square feet to 1 acre	\$90
Over 1 acre	\$90 plus \$16 per additional acre or fraction of an acre.

**Clearing with Tree Cutting Fee**

For vegetation removal only with no other permitted activity.

(on slopes over 10% gradient)

2,500 square feet - 1 acre	\$130
1 acre and up	\$130 plus \$44 per additional acre or fraction of an acre.

**APPLIES TO SITE DEVELOPMENT PERMITS ONLY:**

**Site Development Permit Fee**

Applies to site work when no building permit is issued, including grading, excavation, private streets, and landscaping. Site development permit fees use the standard building permit fee table based upon project valuation, plus a plan review fee of 65% of the site development permit fee.

Total Value of Construction Work to be Performed:

\$1 - \$500	\$95.00 minimum fee Maximum number of allowable* inspections: 2
\$501 - \$2,000	\$95.00 for the first \$500, plus \$2.44 for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 2
\$2,001 - \$25,000	\$131.60 for the first \$2,000, plus \$9.54 for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5
\$25,001 - \$50,000	\$351.02 for the first \$25,000, plus \$7.02 for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6
\$50,001 - \$100,000	\$526.52 for the first \$50,000, plus \$4.65 for each additional \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7
\$100,001 and up	\$759.02 for the first \$100,000, plus \$3.83 for each additional \$1,000 or fraction thereof

\*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of \$97 per inspection.

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Site Development Fee Schedule  
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<b>Site Development Plan Review Fee</b>	
For the original submittal:	65% of the permit fee Maximum number of allowable checksheets: 2 Any additional checksheets will be charged at the rate of \$175 per checksheet.
For value-added revisions:	65% of the additional permit fee (based on the additional valuation)
For all other revisions:	Plan review time 1/2 hour or less: \$71 Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
<b>APPLIES TO COMMERCIAL, RESIDENTIAL, DEVELOPMENT REVIEW and SITE DEVELOPMENT PROJECTS:</b>	
<b>Miscellaneous Fees</b>	
<b>Additional Plan Review Fee</b>	Plan review time 1/2 hour or less: \$71
For changes, additions, or revisions to approved plans.	Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
For technical plan review of special sites, including grading, geotech, engineered stormwater facilities, shoring, and private streets.	
<b>Inspections Outside of Normal Business Hours</b>	\$194 per hour or fraction of an hour Minimum - \$194
<b>Investigation Fee</b>	
For commencement of work before obtaining a permit.	<del>Equal to the permit fee</del> <u>\$95 per hour or fraction of an hour</u> <u>Minimum - \$95</u>
<b>Limited Site Development Consultation Fee</b>	
For requested optional meeting or site visit held prior to permit application. Applies to projects with complex site issues, including geotech, environmental zones, or other special sites.	\$284
The meeting will be limited to two City staff members. Fee for each additional staff in attendance.	\$152
<b>Other Inspections Not Specifically Identified Elsewhere</b>	\$142 per hour or fraction of hour Minimum - \$142
<b>Permit Reinstatement Processing Fee</b>	
Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit.  Minimum Fee - \$95
<b>Reinspection Fee</b>	
When another inspection is required to confirm corrections, when the site is not accessible for a requested inspection, or plans are not available on site as required.	\$97 per inspection