

# City of La Grande/Union County 2017 Uniform Fee Methodology

**Plan Review Fees:** Review fees are due upon application submittal.

**Permit Fees:** Permit Fees are due upon issuance.

**Refunds:** Refunds will not be processed when the original permit fee is less than \$70.00. Refund requests must be made in writing and submitted within 180 days from permit issuance. Refunds will be approved for no more than 75% of the original permit fee, less a \$50.00 refund processing fee.

**State surcharges and taxes:** All building, plumbing, mechanical, electrical, and manufactured home permits are subject to the current State of Oregon surcharge, currently set at 12%.  
All manufactured home installations are also subject to a \$30.00 State of Oregon administration fee.

## **Plan Review Fees**

Description	Fee	Unit
Building plan review	65%	Building permit fee
Plumbing, Electrical, Energy, Fire prevention, Accessibility	25%	Building permit fee
Fire and Life Safety plan review	40%	Building permit fee
Manufactured dwelling or RV park plan review	65%	Building permit fee
Approval of additional set of plans, (1/2 hour minimum).	\$ 55.00	Per hour
Additional plan review required by revisions to approved plan.	\$ 55.00	Per hour
Mechanical plan review	25%	Mechanical permit fee
Deferred submittal review fee	65%	of the building permit fee calculated using the value of the deferred portion
	\$ 250.00	Minimum
Phased construction fee	\$ 150.00	Each separate phase of the project.
\$150 application fee plus 10% of the total project building permit fee not to exceed \$1,500 for each phase		

## **Building Permit Fees**

The building permit fees are determined based on the construction valuation. All commercial applicants shall state the valuation of the project. All residential valuations will be determined utilizing the State of Oregon mandated valuation calculation table. Please see the Building Division for the latest version of the valuation calculation table. For commercial projects, construction value should include all labor and materials; valuation should not include the cost of the land. This section covers structural, building, alarm and commercial suppression system permits.

**Note:** Commercial valuation used to determine permit fees will be the greater of the contractor supplied valuation and the valuation from the ICC Building Valuation Data Table as per OAR 918-050-0100.

<b>If your valuation is:</b>	<b>Your base fee is:</b>	<b>Plus:</b>
\$1.00 to \$500.00	\$ 50.00	
\$501.00 to \$2,000.00	\$50.00 for the first \$500.00	\$1.20 for each additional \$100.00 or fraction of
\$2001.00 to \$25,000.00	\$68.00 for the first \$2,000.00	\$9.00 for each additional \$1,000.00 or fraction of
\$25,001.00 to \$50,000.00	\$275.00 for the first 25,000.00	\$9.00 for each additional \$1,000.00 or fraction of
\$50,001.00 to \$100,000.00	\$500.00 for the first \$50,000.00	\$6.00 for each additional \$1,000.00 or fraction of
\$100,001.00 to \$1,000,000.00	\$800.00 for the first \$100,000.00	\$5.00 for each additional \$1,000.00 or fraction of
\$1,000,001.00 and greater	\$5,300.00 for the first \$1,000,000.00	\$3.00 for each additional \$1,000.00 or fraction of

### **Residential Fire Suppression Systems (Stand-alone 13 R Systems)**

	<b>Fee</b>	<b>Unit</b>
1 to 2,000 ft2	\$ 55.00	Each
2,000 to 3,600 ft2	\$ 80.00	Each
3,601 to 7,200 ft2	\$ 110.00	Each
7,201 ft2 and larger	\$ 160.00	Each

### **Solar Photovoltaic System Installations**

Solar Photovoltaic Systems installed using the prescriptive path described in section 305.4 of the Oregon Solar Installation Specialty Code (OSISC):

\$ 150.00	(Includes application fee and one inspection)
	(Does not include the plan review fees)

Non-prescriptive Solar Photovoltaic Systems:

See Building Permit Fee Table

**Manufactured Home Placement Permits**

Description	Fee	Unit
Earthquake resistant bracing system (When not part of the original manufactured dwelling installation)	\$ 85.00	Per system
Manufactured Dwelling/Cabana (Includes the first linear 30' of water/sewer piping and electrical feeder)	\$ 450.00	Per dwelling

**Plumbing Permits**

Description	Fee	Unit
<b><u>Residential</u></b>		
Minimum permit fee	\$ 60.00	Each
I and 2 family:	(Includes DWV/water distribution, first linear 100' of water, sanitary sewer, storm sewer)	
One Bathroom	\$ 174.00	Each
Two Bathrooms	\$ 264.00	Each
Three Bathrooms	\$ 354.00	Each
Each additional bathroom or kitchen	\$ 90.00	Each
Water Piping	\$ 42.00	Each 100' or fraction of
Sewer Piping	\$ 42.00	Each 100' or fraction of
Storm Sewer	\$ 42.00	Each 100' or fraction of

<b><u>Commercial</u></b>	Fee	Unit
Minimum permit fee	\$ 60.00	Each
Water service piping	\$ 48.00	Each 100' or fraction of
Sewer service piping	\$ 48.00	Each 100' or fraction of
Storm/Rain drain service piping	\$ 48.00	Each 100' or fraction of

<b><u>Fixture (Residential / Commercial)</u></b>	Fee	Unit
Absorption valve	\$ 22.50	Each
Alternate potable water heating system	\$ 55.00	Each
Backflow preventer	\$ 37.50	Each

<b>Plumbing Permits continued</b>	<b>Fee</b>	<b>Unit</b>
Catch basin or area drain	\$ 22.50	Each
Clothes washer	\$ 22.50	Each
Dishwasher	\$ 22.50	Each
Drinking fountain	\$ 22.50	Each
Drywell, leach line or trench drain	\$ 22.50	Each
Ejectors/sump pump	\$ 37.50	Each
Expansion tank	\$ 22.50	Each
Fixture cap	\$ 22.50	Each
Floor drain/floor sink/hub drain	\$ 22.50	Each
Garbage disposal	\$ 22.50	Each
Hose bib	\$ 22.50	Each
Ice maker	\$ 22.50	Each
Primer	\$ 22.50	Each
Septic abandonment	\$ 22.50	Each
Sewer Cap	\$ 22.50	Each
Sink/basin/lavatory	\$ 22.50	Each
Stormwater retention/detention tank/facility	\$ 22.50	Each
Swimming pool piping	\$ 22.50	Each
Tub/shower/shower pan	\$ 22.50	Each
Urinal	\$ 22.50	Each
Water closet	\$ 22.50	Each
Water heater	\$ 22.50	Each
Other - plumbing	\$ 22.50	Each

#### **Medical Gas**

<b>If your valuation is:</b>	<b>Your base fee is:</b>	<b>Plus:</b>
\$1.00 to \$5,000.00	\$100.00	Each system
\$5,001.00 to \$10,000.00	\$100.00 for the first \$5,000.00	Plus \$1.50 for each additional \$100.00
\$10,001.00 to \$100,000.00	\$175.00 for the first \$10,000.00	\$10.20 for each additional \$1,000.00
\$100,001.00 and up	\$1,093.00 for the first \$100,000.00	\$7.00 for each additional \$1,000.00

**Residential Fire Suppression Systems (Multipurpose/Continuous Loop 13 D Systems)**

	<b>Fee</b>	<b>Unit</b>
1 to 2,000 ft²	\$ 55.00	Each
2,001 to 3,600 ft²	\$ 80.00	Each
3,601 to 7,200 ft²	\$ 110.00	Each
7,201 ft² and larger	\$ 160.00	Each

**RV and Manufactured Dwelling Parks**

5 or less spaces minimum fee	\$228.00	Each
6 to 19 spaces	\$228.00 for first 5 spaces + \$39.50 for add'l spaces	Each
20 spaces and more	\$228.00 for first 5 spaces + \$27.50 for add'l spaces	Each

**Mechanical Permits****Residential R-3 and U-1**

	<b>Fee</b>	<b>Unit</b>
Minimum permit fee	\$ 50.00	Each

**Fixture**

Air conditioner	\$ 22.00	Each
Air handler unit up to 10,000 CFM	\$ 22.00	Each
Air handler unit 10,000 CFM and over	\$ 35.00	Each
Appliance or piece of equipment regulated by code but not classified in other appliance categories	\$ 13.50	Each
Appliance vent installation, relocation or replacement not included in an appliance permit	\$ 9.00	Each
Attic/crawl space fans	\$ 13.50	Each
Barbecue	\$ 13.50	Each
Boiler/compressor/absorption system up to 3 HP or 100,000 BTU	\$ 54.00	Each
Boiler/compressor/absorption system up to 15 HP or 500,000 BTU	\$ 66.00	Each
Boiler/compressor/absorption system up to 30 HP or 1,000,000 BTU	\$ 81.00	Each
Boiler/compressor/absorption system up to 50 HP or 1,750,000 BTU	\$ 103.00	Each
Boiler/compressor/absorption system <b>over</b> 50 HP or 1,750,000 BTU	\$ 148.00	Each
Chimney/liner/flue/vent	\$ 9.00	Each
Clothes dryer exhaust	\$ 9.00	Each
Decorative gas fireplace	\$ 13.50	Each

<b>Mechanical Permits continued</b>	<b>Fee</b>	<b>Unit</b>
Evaporative cooler other than portable	\$ 13.50	Each
Floor furnace, including vent	\$ 20.00	Each
Flue vent for water heater or gas fireplace	\$ 9.00	Each
Furnace/burner including duct work/vent/liner	\$ 20.00	Each
Furnace - up to 100,000 BTU	\$ 20.00	Each
Furnace - greater than 100,000 BTU	\$ 35.00	Each
Gas or wood fireplace/insert	\$ 13.50	Each
Gas piping, 1 to 4 outlets	\$ 6.00	1 to 4 outlets
Add'l gas outlets	\$ 1.50	Each
Heat pump	\$ 54.00	Each
Hood served by mechanical exhaust, including ducts for hood	\$ 13.50	Each
Hydronic hot water system	\$ 13.50	Each
Installation or relocation domestic-type incinerator	\$ 30.00	Each
Mini split system	\$ 54.00	Each
Oil tank/gas/diesel generators	\$ 13.50	Each
Pool or spa heater, kiln	\$ 13.50	Each
Radon mitigation	\$ 13.50	Each
Range hood/other kitchen equipment	\$ 13.50	Each
Repair, alteration, or addition to mechanical appliance including		
installation of controls	\$ 13.50	Each
Suspended heater, recessed wall heater, or floor mounted unit heater	\$ 18.00	Each
Ventilation fan connected to single duct	\$ 13.50	Each
Ventilation system not a portion of heating or air-conditioning system		
authorized by permit	\$ 13.50	Each
Water Heater	\$ 13.50	Each
Wood/Pellet stove	\$ 13.50	Each
Other heating/cooling	\$ 13.50	Each
Other fuel appliance	\$ 13.50	Each
Other environment exhaust/ventilation	\$ 13.50	Each

**Commercial Mechanical (Other than R-3 and U-1)****If your valuation is:**

\$1.00 to \$500.00  
\$501.00 to \$2,000.00  
\$2,001.00 to \$25,000.00  
\$25,001.00 to \$50,000.00  
\$50,001.00 to \$100,000.00  
\$100,001 and up

**Your base fee is:**

\$ 50.00  
\$50.00 for the first \$500.00  
\$125.00 for the first \$2,000.00  
\$240.00 for the first \$25,000.00  
\$340.00 for the first \$50,000  
\$490.00 for the first \$100,000

**Plus:**

\$5.00 for each add'l \$100 or fraction of  
\$5.00 for each add'l \$1000 or fraction of  
\$4.00 for each add'l \$1000 or fraction of  
\$3.00 for each add'l \$1000 or fraction of  
\$2.00 for each add'l \$1000 or fraction of

**Electrical Permits****Residential**

	<b>Fee</b>	<b>Unit</b>
1,000 ft <sup>2</sup> or less with service	\$ 145.75	Each dwelling unit
Each add'l 500 ft <sup>2</sup> or fraction of	\$ 26.25	Each dwelling unit
Manufactured Home service or feeder	\$ 68.75	Each dwelling unit

**New Multi-family Construction**

	<b>Fee</b>	<b>Unit</b>
Largest unit uses above sq. ft.; each additional unit	50% of largest unit rate	
Limited Energy	\$ 68.75	Each floor
Protective Signaling	\$ 68.75	Each floor
Services/Feeders		
< or = 200 Amps	\$ 86.75	Each
201 to 400 amps	\$ 103.25	Each
401 to 600 amps	\$ 172.00	Each
601 to 1,000 amps	\$ 224.25	Each
Over 1,000 amps	\$ 515.75	Each
Reconnect only	\$ 68.75	Each

**Branch circuits/ new/alteration/extension per panel**

Branch circuits <b>with</b> service	\$ 4.25	Each
Branch circuit <b>without</b> service (1st one)	\$ 59.25	Each
Add'l branch circuits <b>without</b> service	\$ 4.25	Each

Electrical Permits continued	Fee	Unit
<b><u>Miscellaneous</u></b>		
Pump or irrigation circle	\$ 68.75	Each
Sign or outline lighting	\$ 68.75	Each
Signal circuits or limited energy panel, alteration, or extension	\$ 68.75	Each
<b><u>Renewable Energy</u></b>		
Renewable energy 5 KVA or less	\$ 87.65	Each
Renewable energy 5.01 KVA to 15 KVA	\$ 103.25	Each
Renewable energy 15.01 KVA to 25 KVA	\$ 172.00	Each
For <b>wind</b> generation systems in excess of 25 KVA:		
25.01 KVA to 50.00 KVA	\$ 204.00	Each
50.01 KVA to 100 KVA	\$ 469.00	Each
Over 100 KVA	Calculated as per required Service/Feeders and Branch Circuits	
For <b>solar</b> generation systems in excess of 25 KVA		
Add for each additional KVA, or fraction thereof over 25	\$ 6.24	Each
<b>Temporary service/feeder</b>		
200 amps or less	\$ 68.75	Each
201 to 400 amps	\$ 95.00	Each
401 to 600 amps	\$ 172.00	Each
601 amps to 1,000 amps	\$ 224.00	Each
Over 1,000 amps	\$ 515.75	Each
Hourly inspection	\$ 69.00	Each hour or fraction of
Each add'l inspection over the allowable in any of the above	\$ 69.00	Each
Master electrical program annual permit which shall not exceed \$100.00:	\$ 100.00	One-time set-up fee may be charged
Master electrical permit program: (includes travel time and inspection report prep time, 1/2 hour minimum)	\$ 69.00	Each hour or fraction
<b>Note:</b> If inspection fees are not charged on an hourly basis, there shall be two inspections allowed per permit for all permits except those for residential single or multi-family dwelling units, other than manufactured or modular dwelling units. Four inspections shall be allowed per permit for residential single or multi-family dwelling units, other than manufactured or modular dwelling units.		

### Miscellaneous Building Fees

	Fee	Unit
Administrative fee when amending permits	\$ 20.00	Each
Application fee to Building Board of Appeals	\$ 250.00	Each
Copies	Price to follow City policy & current outside source copy charges	
Demolition permit-Residential	\$ 95.00	Each
Demolition permit-Commercial	\$ 240.00	Each
Fences when a permit is required	Current Valuation Table	
Foundation repair	Current Valuation Table	
Inspections or permits for which no fee is indicated, 1 hour min	\$ 55.00	Each hour or fraction of
Inspections outside of normal business hours (8-4:00), 2 hour min	\$ 82.50	Each hour or fraction of two-hour minimum
Investigation Fee (For work commenced w/o first obtaining permit):	\$ 55.00	per hour <b>(Non-electrical)</b>
	\$ 69.00	per hour <b>(Electrical)</b>
Masonry Fireplace and chimney-new	Current Valuation Table	
Masonry over 4' height	Current Valuation Table	
Moving Structure permit, other than U-1	\$ 500.00	Each
Moving Structure permit, U-1 and uninhabitable structures	\$ 250.00	Each
Poles in excess of 10' from finished grade to top of structure		
Flags, lights, signs, etc.	Current Valuation Table	
Pre-fabricated metal fireplace with flue	Current Valuation Table	
Re-inspection fees <b>Non-Electrical</b>	\$ 55.00	Each hour or fraction of
Re-inspection fees <b>Electrical</b>	\$ 69.00	Each hour or fraction of
Re-roof permit fee	Current Valuation Table	
Research fees	\$ 55.00	Each hour or fraction of
Retrieval fee and /or information from off site archive files	\$ 55.00	Each hour or fraction of
Temporary Certificates of Occupancy-Residential	\$ 100.00	Not to exceed 30 days
Temporary Certificates of Occupancy-Commercial	\$ 300.00	\$300.00 + 30.00 per day over 30 days.

## Miscellaneous Building Fees Continued

### Permit Extensions

Extension of permits shall be requested in writing with justifiable cause demonstrated.

Extension request must be received prior to the expiration date of the permit.

		Fee	Unit
Residential permit extension fee	First request	\$ 55.00	Includes S/M/P/E
Commercial permit extension fee	First request	\$ 55.00	For each discipline

### Renewal of Expired Permits

Expired permits that are not yet six months past their expiration date	\$55.00 for each discipline or \$110.00, whichever is greater, subject to 12% state surcharge
Expired permits six months past their expiration but not yet twelve months	\$55.00 for each discipline or 50% of the original permit fees, whichever is greater, subject to 12% state surcharge.
Expired permits over one year past their expiration date	A new application must be received, fees will be assessed to current valuation tables at the time of the new application, subject to 12% state surcharge
Expired permits lacking only final inspections	\$55.00 per discipline. However, in the event the governing code has been updated, additional costs and requirements may be necessary, subject to 12% state surcharge

**Note: It is not the responsibility of the City of La Grande/Union County Building Division to notify the permit holder of expiration dates.**

**(It is however, our current practice to make attempts to send notices via mail.)**

### Area Development Fee - Manufactured Dwelling/Mobile Home Parks

The Area Development Fee is to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Park & Organizational Camp Valuation Table, and then applying the valuation amount to the valuation fee table in the Building Permit Fee.

Fee	Unit
65%	of total permit fee
12%	State Surcharge as required by the State