

CITY OF TUALATIN

ONE AND TWO FAMILY DWELLINGS, MANUFACTURED HOMES, MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL

STRUCTURAL PERMIT FEE SCHEDULE

FOR NEW BUILDINGS & ADDITIONS / ALTERATIONS / REMODELS

(See below for determining valuation.)

\$0.00 to \$2,000.00 valuation.....	\$110.00
\$2,001.00 to \$25,000.00 valuation.....	\$110.00 for the first \$2,000.00 and \$7.00 for each additional \$1,000.00 or fraction thereof.
\$25,000.01 to \$50,000.00 valuation.....	\$271.00 for the first \$25,000.00 and \$8.20 for each additional \$1,000.00 or fraction thereof.
\$50,001.00 to \$100,000.00 valuation.....	\$476.00 for the first \$50,000.00 and \$5.30 for each additional \$1,000.00 or fraction thereof.
\$100,001.00 and over valuation.....	\$741.00 for the first \$100,000.00 and \$3.75 for each additional \$1,000.00 or fraction thereof.
Structural Plan Review Fee.....	70 percent of building permit fee
Fire and Life Safety Plan Review Fee.....	45 percent of building permit fee (on multi-family, commercial & industrial only)
State Surcharge.....	12 percent of building permit fee or inspection fee
Technology Fee.....	3 percent of building permit fee
Pre-Submittal Fee.....	\$100.00
Building Re-evaluation Fee.....	Hourly basis, minimum 2 hours
Permit Extension Fee.....	\$100.00
Change of Contractor Fee.....	\$100.00
Temporary Certificates of Occupancy.....	\$300.00/30 days
Solar Structural Installation Permits per OAR 918-050-0180:	
Prescriptive path (as described in the Oregon Solar Installation Specialty Code, Flat fee that includes plan review): All other installations are considered non-prescriptive and shall be based on the valuation of the structural elements for the solar elements for the solar panels, including racking, mounting elements, rails, and the cost of labor to install. The cost of the solar electrical equipment, including collector panels, and inverters shall be excluded from the permit valuation. The valuation shall be applied to the structural permit fee schedule. The standard plan review fee will be added to the permit.	
Prescriptive Path – Flat Fee.....	\$180.00
Non-Prescriptive Path.....	\$ Use structural permit fee schedule

Other Inspections and Fees:

1. Inspections outside of normal business hours (minimum charge – one hour).....\$100.00 per hour*
2. Re-inspection fees assessed under provisions of ORS 455.020 and 455.210.....\$100.00
3. Inspection for which no fee is specifically indicated (min. charge – one hour).....\$100.00 per hour*
4. Additional plan review required by changes, additions, or revisions to proposed or approved plans (minimum charge – one hour).....\$100.00 per hour*

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

Phased Projects: There shall be a minimum plan review phasing fee of \$360.00 for each separate phased portion of the project. In addition, a plan review phasing fee shall be charged in an amount equal to ten percent of the total project building permit fee calculated in accordance with OAR 918-050-0100 through 0110 not to exceed an additional \$1,500.00 for each phase.

Deferred Submittals: The plan review fee for processing deferred plan submittals shall be an amount equal to 65-percent of the building permit fee calculated in accordance with OAR 918-050-0110 (2) and (3) using the value of the particular deferred portion of the project with a minimum fee of \$360.00. This fee is in addition to the project plan review fee based on total project value.

Building Permit Fee Schedule for Stand-Alone Residential Fire Sprinkler Systems

Square Footage of Dwelling (Including Garage)	Permit/Plan Review Fee
0 – 2,000 square feet.....	\$240.00
2,001 – 3,600 square feet.....	\$300.00
3,601 – 7,200 square feet.....	\$420.00
Greater than 7,200 square feet.....	\$540.00

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 currently adopted ICC Building Valuation Data Table, 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.

Building Permit Fee Schedule for Manufactured Dwellings

Manufactured Dwelling Placement.....	\$400.00
State Administrative (Cabana) Fee.....	\$30.00

Manufactured Dwelling Placement – Includes the concrete slab, runners or foundations that are prescriptive, electrical feeder and plumbing connections and all cross-over connections and up to 30 lineal feet of site utilities. Decks, other accessory structures, and foundations that are not prescriptive, utility connections beyond 30 lineal feet, new electrical services or additional branch circuits, and new plumbing – may require separate permits. All decks 30” above ground, carports, garages, porches, and patios are based on valuation and may also require separate permits.

ORS 446.176(1) and OAR 918-500-0105 require all local governments providing construction permits or inspections for manufactured dwelling and cabana installations to collect and remit to the Department of Consumer and Business Services a \$30 fee for each installation permit issued. This fee is to be added to manufactured dwelling and cabana installation permits only and should not be added to accessory structures or building, electrical, plumbing, mechanical permits or plan reviews.

Structural, mechanical, and plumbing designated permit fees will be automatically adjusted annually by 5% each July 1st through 2028 based on the Engineering News – Record Construction Cost Index (20-city average) published April 1. Valuations will be calculated in accordance with OAR 918-050-0100, with calculated amounts is rounded to the nearest whole dollar.