

City of La Grande/Union County 2010 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).	\$ 27.50	Per 1/2 hour
Additional plan review required by revisions to approved plan. (1/2 hour minimum)	\$ 27.50	Per 1/2 hour
Medical gas plan review	50%	Medical gas permit fee
Residential fire suppression systems	50%	Residential fire suppression permit fee
Commercial mechanical plan review	25%	Commercial mechanical permit fee
Deferred submittal review fee	65%	Building permit fee for the specific fee of \$250.00
Phased construction fee	Commercial \$ 150.00 Residential \$ 150.00	Each separate phase of the project. In addition, the Plan Review Fee shall be increased in an amount equal to 10% of the Building Permit fee calculated using the value of each phase, not to exceed an additional \$1,500.00 for each phase of the project.

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.

If your valuation is:	Your base fee is:	Plus:
\$1.00 to \$500.00	\$ 50.00	
\$501.00 to \$2,000.00	\$50.00 for the first \$500.00	\$3.50 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

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)	\$ 300.00	Per dwelling

Plumbing Permits

Description	Fee	Unit
<u>Residential</u>		
Minimum permit fee	\$ 60.00	Each
Minimum permit fee (three fixtures or less)	\$ 60.00	Each
Additional fixture fee	\$ 22.50	Each
I and 2 family, up to 40 fixtures when purchased as a unit sanitary sewer, storm sewer)	(Includes DWV/water distribution, first linear 100' of water,	
One Bathroom	\$ 174.00	Each
Two Bathrooms	\$ 264.00	Each
Three Bathrooms	\$ 354.00	Each
Over Three Bathrooms	\$354.00 + \$90.00 each add'l bathroom	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
Solar heating system when connected to potable water	\$ 55.00	Each system
Alternate potable water heating system	\$ 55.00	Each system
Backflow devices, Water Treatment	\$ 37.50	Each system
Water Heater	\$ 22.50	Each
<u>Commercial</u>		
Minimum permit fee	\$ 60.00	Each
Minimum permit fee (three fixtures or less)	\$ 60.00	Each
Base fixture fee (4-10 fixtures)	\$ 147.50	Each
More than 10 fixtures	\$147.50 + \$25.00 per add'l fixture.	Each fixture over 10
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
Sewage ejector pump and sump pump	\$ 37.50	Each pump/sump
Backflow devices, Water Treatment	\$ 37.50	Each system
Fixtures not specifically listed	\$ 22.50	Each

Plumbing Permits Continued

Medical Gas

If your valuation is:

\$1.00 to \$5,000.00
\$5,001.00 to \$10,000.00
\$10,001.00 to \$100,000.00
\$100,001.00 and up

Your base fee is:

\$ 100.00
\$100.00 for the first \$5,000.00
\$175.00 for the first \$10,000.00
\$1,093.00 for the first \$100,000.00

Plus:

Each system
Plus \$1.50 for each additional \$100.00
\$10.20 for each additional \$1,000.00
\$7.00 for each additional \$1,000.00

Residential Fire Suppression Systems

1 to 2,000 ft²
2,001 to 3,600 ft²
3,601 to 7,200 ft²
7,201 ft² and larger

Fee

\$ 55.00
\$ 80.00
\$ 110.00
\$ 160.00

Each
Each
Each
Each

RV and Manufactured Dwelling Parks

5 or less spaces minimum fee
6 to 19 spaces
20 spaces and more

Fee

\$ 228.00
\$228.00 for first 5 spaces + \$39.50 for add'l spaces
\$228.00 for first 5 spaces + \$27.50 for add'l spaces

Each
Each
Each

Mechanical Permits

Residential R-3 and U-1

	Fee	
Minimum permit fee	\$ 50.00	Each
Furnace	\$ 20.00	Each
Heat pump < 3 tons	\$ 54.00	Each
Over 3 to 15 tons	\$ 66.00	Each
Over 15 to 30 tons	\$ 81.00	Each
Over 30 to 50 tons	\$ 103.00	Each
Over 50 tons	\$ 148.00	Each
Unit heater	\$ 18.00	Each
A/C unit	\$ 22.00	Each
Air handler	\$ 22.00	Each
Evaporative cooler	\$ 13.50	Each
Wood/Pellet/Gas/Oil Stove	\$ 13.50	Each
Gas Range/Oven/Dryer	\$ 13.50	Each
Appliance vent/flue	\$ 9.00	Each
Incinerators	\$ 30.00	Each
Residential Hood	\$ 13.50	Each
Fans/Make-up/bathroom exhaust	\$ 13.50	Each
Gas piping, 1 to 4 outlets	\$ 6.00	Each
Add'l gas outlets	\$ 1.50	Each
Radiant Heat	\$ 20.00	Each
Appliances not listed above	\$ 13.50	Each

Commercial Mechanical (Other than R-3 and U-1)

If your valuation is:	Your base fee is:	Plus:
\$1.00 to \$500.00	\$ 50.00	
\$501.00 to \$2,000.00	\$50.00 for the first \$500.00	\$5.00 for each add'l \$100 or fraction of
\$2,001.00 to \$25,000.00	\$125.00 for the first \$2,000.00	\$5.00 for each add'l \$1000 or fraction of
\$25,001.00 to \$50,000.00	\$240.00 for the first \$25,000.00	\$4.00 for each add'l \$1000 or fraction of
\$50,001.00 to \$100,000.00	\$340.00 for the first \$50,000	\$3.00 for each add'l \$1000 or fraction of
\$100,001 and up	\$490.00 for the first \$100,000	\$2.00 for each add'l \$1000 or fraction of

Electrical Permits**Residential**

	Fee	
1,000 ft ² or less with service	\$ 145.75	Each dwelling unit
Each add'l 500 ft ² or fraction of	\$ 26.25	Each dwelling unit
Limited energy	\$ 34.50	Each dwelling unit
Manufactured Home service/feeder	\$ 68.75	Each dwelling unit
Services/Feeders < 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
<u>Branch circuits/ new/alteration/extension per panel</u>		
Branch circuits with service	\$ 4.25	Each
Branch circuit with out service (1st one)	\$ 59.25	Each
Add'l branch circuits with out service	\$ 4.25	Each
Miscellaneous		
Pumps	\$ 68.75	Each
Signs	\$ 68.75	Each
Signal circuits or limited energy	\$ 68.75	Each
Renewable energy 5KVA 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
Temporary service/feeder		
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

Electrical Permits Continued

	Fee	
Each add'l inspection over the allowable in any of the above	\$ 69.00	Each
Master electrical program annual permit	\$ 115.00	Each, annually
Master electrical permit program: (includes travel time and inspection report prep time, 1/2 hour minimum)	\$ 69.00	Each hour or fraction
Master electrical program inspection cancellation with out 24 hour notice.	\$ 115.00	Each occurrence

Note: 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	
Moving Structure permit, other than U-1	\$ 500.00	Each
Moving Structure permit, U-1 and uninhabitable structures	\$ 250.00	Each
Pre-move inspection for structures moving within the City of La Grande's jurisdiction	\$ 100.00	Each
Pre-move inspection for structures moving into the City of La Grande's jurisdiction from another jurisdiction, if requested.	\$100.00 + \$55.00 per hour including travel time	Each
Demolition permit-Residential	\$ 95.00	Each
Demolition permit-Commercial < 4000 ft ²	\$ 120.00	Each
Demolition permit-Commercial 4000 ft ² and larger	\$ 240.00	Each
Retrieval fee and /or information from off site archive files	\$ 55.00	Each hour or fraction of
Re-roof permit fee, Residential	\$ 55.00	Each
Re-roof permit fee, Commercial	Current Valuation Table	
Re-inspection fees All other than Electrical	\$ 55.00	Each hour or fraction of
Re-inspection fees Electrical	\$ 69.00	Each hour or fraction of
Research fees	\$ 55.00	Each hour or fraction of
Foundation Only fee. Optional program, when the Building Division can accommodate.	\$ 250.00	Each 1000 ft ² of structure in addition to the building permit fee

Miscellaneous Building Fees Continued

Quick Start fee. Optional program when the Building Division can accommodate.	\$ 250.00	Each 1000 ft ² of structure in addition to the building permit fee
Inspections out side of normal business hours (8-4:00) Two hour minimum	\$ 82.50	Each hour or fraction of
Inspections or permits for which no fee is indicated, 1 hour min	\$ 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.
Site/Utility work prior to structural permit issuance Calculated on area of lot or parcel to be effected.	\$ 25.00	Each 1000 ft ² of lot or parcel and per utility; In addition to required plumbing permit fee
Pre-permit meeting for individual Tenant Improvement projects as requested by applicant	\$ 110.00	Per meeting, not to exceed one hour The first meeting is at no charge.
Pre-permit meeting for Commercial or multi-family dwelling projects as requested by the applicant.	\$ 220.00	Per meeting, not to exceed two hours. The first meeting is at no charge.
On site consultation fee (minimum 1 hour charge)	\$ 55.00	Per hour or fraction thereof
Change of Use or Change of Occupancy Permit fee. When no Structural work is proposed.	\$ 100.00	Each
Masonry Fireplace and chimney-new	Current Valuation Table	
Pre-fabricated metal fireplace with flue	\$ 55.00	Each
Masonry over 4' height	\$ 150.00	First 100 linear feet
	\$ 75.00	Each add'l 100 feet or fraction of
Fences when a permit is required	\$ 150.00	First 100 linear feet
	\$ 75.00	Each add'l 100 feet or fraction of
Poles in excess of 10' from finished grade to top of structure Flags, lights, signs, etc.	\$ 55.00	Each
Foundation repair	\$ 55.00	Each
Investigation Fee (For work commenced w/o first obtaining permit)		
First offense		[Original permit fees X 2] = Fees assessed
Subsequent offense(s)		[(Original permit fees X 2) + \$250.00] = Fees assessed

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	
Residential permit extension fee	First request	\$ 55.00	Includes S/M/P/E
180 days each	Second and subsequent requests	\$ 110.00	Includes S/M/P/E
Commercial permit extension fee	First request	\$ 55.00	For each discipline
180 days each	Second and subsequent requests	\$ 110.00	For each discipline

Renewal of Expired Permits

	Fee
Expired permits that are not yet six months past their expiration date	\$55.00 for each discipline or \$110.00, whichever is greater.
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.
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.
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.

**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.)**