

2023 Gearhart Fee Change

A. Structural Permit Fees

Structural Permit Fee table	
Valuation	Fees
\$1 - \$500	\$106.00
\$501 - \$2,000	\$106.00 for the first \$500 plus \$3.32 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$155.80 for the first \$2,000 plus \$13.26 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$460.78.00 for the first \$25,000 plus \$9.59 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 – 100,000	\$700.53 for the first \$50,000 plus \$6.64 for each additional \$1,000 or fraction thereof, to and including 100,000
100,001 and up	\$1032.53 for the first \$100,000 plus \$5.53 for each additional \$1,000 or fraction thereof
When a structural permit is required by the state building code for retaining walls, decks, fences, accessory structures, etc – see Structural Permit fees by valuation	
Other Structural Fees	
Commercial Fire Suppression	Fee as per Structural Permit Fee Table by Valuation
Solar Permit (when required) – Prescriptive Path System, fee includes plan review	\$250.00
Solar Permit – Non-Prescriptive Path System	Fee as per Structural Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails and the cost of labor to install. <i>Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.</i>
Structural Plan Review (when applicable)	75% of structural permit fee
Seismic Surcharge – plan review on essential structures	1% of structural permit fee
Additional Plan Review (when applicable) - hourly	\$88.00 per hr, minimum one hour
Fire Life Safety Plan Review (when applicable)	65% of structural permit fee
Reinspection – per each	\$88.00 each
Each additional inspection, above allowable – per each	\$88.00 each
Inspections for which no fee is specifically indicated (as required) - hourly	\$88.00, (minimum one hour)
Inspection outside of normal business hours - hourly	\$106.00, minimum two hours
Deferred Submittal Plan Review Fee – in addition to project plan review fees	\$250.00 minimum 65% of the permit fee according to OAR 918-050-0170 using the valuation of the particular deferred portion.
Phased Project Plan Review Fee – in addition to project plan review fees	\$275.00 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1500.00 per phase.
Structural demolition – complete demolition, not subject to State Surcharge	Apply Building Permit Fees (above) based on total project value.
Structural alteration (not demo) – partial, soft, interior	See Structural Permit Fee table by valuation, incurs State Surcharge
Structural Minimum Permit Fee	\$106.00
Change of Use or Change of Occupancy permit fee, when no structural work is proposed	\$175.00
Temporary Occupancy Certificate, Residential 30 days 1st request	\$175.00
Temporary Occupancy Certificate, Residential 30 days 2nd request	\$250.00
Temporary Occupancy Certificate, Residential 30 days 3rd request, and beyond.	\$325.00
Temporary Occupancy Certificate, Commercial 30 days 1st request	\$200.00
Temporary Occupancy Certificate, Commercial 30 days 2nd request	\$250.00

Temporary Occupancy Certificate, Commercial 30 days 3rd request, and beyond.	\$300.00
Permit Extensions - not subject to state surcharge (Administrative fee only)	
Permit Extension - Includes all disciplines 180 days	
1 st Request	No Fee
2 nd Request	\$150.00 Residential extension fee (includes each code discipline)
3 rd Request	\$250.00 Residential extension fee (includes each code discipline)
Reinstatement of Expired Permits - subject to state surcharge	
Expired no more than 12 months past their expiration date (each code discipline)	\$212
Expired permits over one year past their expiration date	New application with current valuation fees.
Expired permits lacking only final inspection (each code discipline)	\$106.00
Investigation Fee Hourly rate charged for research, travel time and time spent on site ensuring fire and life safety requirements are satisfied.	Investigation Fee A Low effort to determine compliance. \$97.50 Investigation Fee B Medium effort to gain compliance. Stop Work order posted. Applicant obtains required permit within 10 business days. \$130.00 Investigation Fee C High effort to gain compliance. Applicant failed to meet deadline or has had more than one documented violation in 12 months for starting work without permits. \$250.00
Investigation Fees - actual or average cost may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines.	

Residential Fire Suppression – Standalone System, fee includes plan review	
[See Plumbing Fee section for Continuous Loop/Multipurpose System]	
Square Footage of Area to be Covered	Fees
0 – 2000 sq ft	\$400.00
2001 – 3600 sq ft	\$500.00
3601 - 7200 sq ft	\$650.00
7201 sq ft and greater	\$800.00
When applicable, structural permits use valuation as determined by ICC Valuation Table current as of April 1 of each year, as per <i>OAR 918-050-0100</i>.	

B. Manufactured Dwelling Placement Permit Fees

Manufactured Dwelling Placement Fee *	\$400.00
Earthquake resistant bracing system (when not part of original dwelling installation)	\$175.00
State (Cabana) Fee (rate determined by the state)	\$30.00
* 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.	
-- See Structural schedule by valuation for non-dwelling modular placements	

C. Manufactured Dwelling/RV Parks – Area Development Permit (ADP)

*The table 2 rates and methodology are determined by the state and are therefore subject to increase/change without adoption.

The Area Development Permit fee 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 – and applying the valuation amount to Table 1 as referenced for each.

D. Electrical Permit Fees

All electrical is performed through the county.

E. Mechanical Permit Fees

Residential - Fee – per each appliance	Fees
Air conditioner	\$56 per appliance
Air handling unit of up to 10000 cfm	\$41 per appliance
Air handling unit 10001 cfm and over	\$41.00
Appliance of piece of equipment regulated by code but no classified in other appliance categories	\$47.50
Attic or crawl space fans	\$28 per appliance
Chimney/liner/flue/vent	\$45 per appliance
Clothes dryer exhaust	\$41 per appliance
Decorative gas fireplace	\$41 per appliance
Ductwork only	\$32.00
Evaporative cooler other than portable	\$73 per appliance
Floor furnace, including vent	\$56 per appliance
Flue vent for water heater or gas fireplace	\$41 per appliance
Furnace – greater than 100000 BTU	\$50.00
Furnace – up to 100000 BTU	\$50.00
Furnace/burner including duct work/vent/liner	\$50.00
Gas or wood fireplace/insert	\$50.00
Gas fuel piping 1-4 outlets	\$23.00 up to 4 outlets
Each additional outlet	\$7.00 per outlet
Heat pump	\$73.00 per appliance
Hood served by mechanical exhaust, including ducts for hood	\$41.00 per appliance
Hydronic hot water system	\$82.00
Installation or relocation domestic/type incinerator	\$47.50
Mini split system	\$73 per appliance
Oil tank/gas diesel generators	\$50.00 per appliance
Pool or spa heater, kiln	
Range hood/other kitchen equipment	\$41 per appliance
Repair, alteration, or addition to mechanical appliance including installation of controls	\$41.00 per appliance
Suspended heater, recessed wall heater, or floor mounted heater	\$56 per appliance
Ventilation fan connected to single duct	\$28 per appliance
Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$50.00 per appliance
Water heater	\$41 per appliance

Wood/pellet stove	\$41 per appliance
Other heating/cooling	\$41 per appliance
Other fuel appliance	\$41 per appliance
Other environment exhaust/ventilation	\$50.00 per appliance
Commercial Mechanical Fees	
Valuation	Fees
\$0 - \$500	\$106.00
\$501 - \$2,000.00	\$106.00 for the first \$500 plus \$3.32 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$155.80 for the first \$2,000 plus \$13.26 for each 5 additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$460.78.00 for the first \$25,000 plus \$9.59 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$700.53 for the first \$50,000 plus \$6.64 for each additional \$1,000 or fraction thereof, to and including 100,000
\$100,001 and above	\$1032.53 for the first \$100,000 plus \$5.53 for each additional \$1,000 or fraction thereof
Other Mechanical Fees	
Mechanical Plan Review (when applicable)	65% of mechanical permit fee
Additional Plan Review (when applicable) – per hour	\$88.00, minimum one hour
Reinspection – per each	\$88.00 each
Each additional inspection, above allowable – per each	\$88.00 each
Inspections for which no fee is specifically – per each indicated (as required)	\$88.00, minimum one hour
Inspection outside of normal business hours	\$88.00, minimum 2 hours
Mechanical Minimum Permit Fee	\$106.00
Investigation Fee - Mechanical	See Structural Investigation Fees

F. Plumbing Permit Fees

Plumbing Permit Fees	
New 1&2 Family Dwelling – includes one kitchen, first 100 feet each of site utilities, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system. <i>Half bath counted as whole.</i>	
Residential Minimum Fee	\$106 Minimum Fee
One bathroom, one kitchen	\$350.00
Two bathrooms, one kitchen	\$470.00
Three bathrooms, one kitchen	\$550.00
Each additional bathroom > 3 – or – kitchen > 1	\$20.00/each
Each additional 100 ft or fraction thereof of site utilities – water, sewer, storm (which includes rain, footing, trench, and leach) – <i>first 100 ft included in bathroom/kitchen fee</i>	\$45.00
Commercial, Multi Family, Industrial, and Non-New Residential	
Site Utilities	Fees
Sanitary Sewer - First 100 feet or less	\$82.00
Sanitary Sewer - Each additional 100 feet or fraction thereof	\$45.00
Storm – first 100 feet or less	\$82.00
Storm – Each additional 100 feet or fraction thereof	\$45.00
Water – first 100 feet or less	\$82.00
Water – Each additional 100 feet or fraction thereof	\$45.00
Fixtures	
Fee – per each	
Absorption valve	\$28.00 per Fixture
Irrigation Systems /Backflow Device	\$41.00 per fixture

Backflow preventer	\$28.00 per Fixture
Backwater valve	\$28.00 per Fixture
Catch basin or area drain	\$28.00 per Fixture
Clothes washer	\$28.00 per Fixture
Dishwasher	\$28.00 per Fixture
Drinking fountain	\$28.00 per Fixture
Ejectors/sump pump	\$28.00 per Fixture
Expansion tank	\$28.00 per Fixture
Fixture cap	\$28.00 per Fixture
Floor drain/floor sink/hub drain	\$28.00 per Fixture
Garbage disposal	\$28.00 per Fixture
Hose bib	\$28.00 per Fixture
Ice maker	\$28.00 per Fixture
Primer	\$28.00 per Fixture
Sink/basin/lavatory	\$28.00 per Fixture
Stormwater retention/detention tank/facility	\$28.00 per Fixture
Swimming pool piping to equipment	\$65.00 per Fixture
Trench drain	\$28.00 per Fixture
Tub/shower/shower pan	\$28.00 per Fixture
Urinal	\$28.00 per Fixture
Water closet	\$28.00 per Fixture
Water heater	\$28.00 per Fixture
Other – plumbing	\$28.00 per Fixture
Alternate potable water heating system	\$28.00 per Fixture
Interceptor/grease trap	\$28.00 per Fixture
Manholes	\$28.00 per Fixture
Roof drain (commercial)	\$28.00 per Fixture
Solar units (potable water)	\$65.00
Specialty Fixtures (Residential)	\$58.00
Specialty Fixtures (Commercial)	\$92.00

Medical Gas – fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures and appliances

Valuation	Fees
\$0 - \$5000	\$106.00
\$5001 - \$10000	\$106.00 for the first \$5000 plus \$3.20 for each additional \$100 or fraction thereof, to and including \$5000
\$10001 - \$100000	\$266.00 for the first \$10000 plus \$10.20 for each additional \$1000 or fraction thereof, to and including \$10000
\$100001 and above	\$1,184.00 for the first \$100000 plus \$7.00 for each additional \$1000 or fraction thereof

**Residential Fire Suppression – Multipurpose/Continuous Loop System, fee includes plan review
[See Structural Fee section for Standalone System]**

Square Footage of Area to be Covered	Fees
0 – 2000 sq ft	\$250
2001 – 3600 sq ft	\$300
3601 - 7200 sq ft	\$350
7201 sq ft and greater	\$400

Other Plumbing Fees

Plumbing Plan Review (when applicable) – commercial	65% of mechanical permit fee
Plumbing Plan Review (when applicable) – residential	65% of mechanical permit fee
Additional Plan Review (when applicable) – per hour	\$88.00, minimum one hour
Reinspection – per each	\$88.00 each
Each additional inspection, above allowable – per each	\$88.00 each
Inspections for which no fee is specifically indicated (as required) – per hour	\$88.00, minimum one hour

Inspection outside of normal business hours – per hour	\$88.00, minimum 2 hours
Investigation fee - Plumbing	See Structural Investigation Fees
Plumbing Minimum Permit Fee – commercial	\$196.00
Plumbing Minimum Permit Fee – residential	\$106.00

Miscellaneous Fees

Copy fees	\$0.25 per page
Technology Fee	2% of permit fees
Returned Check fee (NSF)	\$50.00
Expedited Plan Review fee – Structural, in addition to standard plan review fees – plan review services outside of normal timeframes established, must be pre-approved, subject to availability/resources	\$ 90.00 per hr.
Refund Policy	Refunding building fee shall be at the sole discretion of the Building Official
Staff Time & Labor Misc.	\$50.00 per hr