City of Portland
Bureau of Development Services

Building and Other Permits Fee Schedule

Effective Date: January 28, 2015

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.

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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.

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Effective Date: January 28, 2015

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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Miscellaneous Fees

Additional Plan Review Fee 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
Address Assignment Fee	$66 for each address
Address Change	$66
Address Confirmation	$66
Appeal Fees (per appeal)	
One and Two-Family Dwellings	$227
All other occupancies	$454
Plus, for each appeal item over 4	$113
Approved Testing Agency Certification Fee	
Initial Certification	$1,224
Annual Renewal - without modifications	$307
Annual Renewal - with modifications	$612
Field audits and inspections	$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.	
Change of Occupancy or Use Review Fee	$368
Circus Tent Fee	$525
Deferred Submittal Fee 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.
Demolition/Deconstruction Fee For plan review/processing fee and inspections. Fees for Sewer Cap, Erosion Control, and Site Review fee will be added separately.	
With Basement - Commercial	$365
With Basement - Residential	$345
Without Basement - Commercial	$340
Without Basement - Residential	$320

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Facility Permit/Master Permit Program

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.

Field Issuance Remodel Program

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.

Fire and Life Safety Review Fee	40% of the building permit fee

Home Occupation Permit

Initial Permit	$147
Annual Renewal	$147
Late charge for delinquent permits	$5.95 per month

Inspections Outside of Normal Business Hours	$194 per hour or fraction of an hour Minimum - $194

Intake Fee

For 1 & 2 family dwellings with engineer/architect certified as plans examiner	$337

Investigation Fee

For commencement of work before obtaining a permit	$95 per hour or fraction of an hour Minimum - $95

Limited Consultation Fee

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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Major Projects Group Fee - $50,000 per project

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.

Manufactured Dwelling Installation on Individual Lot

Installation and set up	$385
Earthquake-resistant bracing when not installed under a manufactured dwelling installation permit	$104

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.

Manufactured Dwelling Installation in a Park

Installation and set up	$385
Earthquake-resistant bracing when not installed under a manufactured dwelling installation permit	$104

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.

Manufactured Dwelling Park

(Development or enlargement of a manufactured dwelling park)

Permit Fee:

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
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.

Other Inspections Not Specifically Identified Elsewhere

$142 per hour or fraction of hour
Minimum - $142

Peer Review Fee

Applies to building permit applications employing Alternate Lateral Force Resisting Systems using Performance Based Design per section 1.3.1.3 of ASCE 7-10 and section 104-11 of the Oregon Structural Specialty Code (OSSC).

The actual cost of Peer Review Services charged to the City plus a contract management fee equal to 3% of the cost of Peer Review Services.

Permit Extension/Completion Processing Fee

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

Permit Reinstatement Processing Fee

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

Phased Project Plan Review Fee

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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Plan Review / Process Fee	
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
Process Management Fees	
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
Continuing Process Management Assistance	
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.	
Recreational Park	
(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.	
Reinspection Fee	$97 per inspection
Reproduction Fees	$2.45 per plan sheet and $0.61 per page of correspondence
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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Re-roof Permit and Inspection Fee

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:

Permit fee	$1,356.25
Plan review / process fee	$226

Special Program Processing Fee	$307
Street Use Fees	$0.18 per square foot per week
Structural Advisory Board Fee	$454
Structural Advisory Board Fee - Minor	$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.

Sustainable Development Early Assistance Meeting	$91
Temporary Certificate of Occupancy, per Month	$214

Temporary Stage Seating and Superstructure Permit

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.

Zoning Inspection Fee

Applies to all new construction and any other permit requiring Planning/Zoning approval.

For 1 & 2 family dwellings:	$104
For commercial and all other:	20% of the building permit or $104 whichever is greater.

Zoning Permit Fee

Fee for ensuring conformance of zoning code standards.

For 1 & 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