

**Bureau of Development Services
COMMERCIAL BUILDING PERMIT EXAMPLE #2**

Project Name:	Art House	Valuation:	\$ 6,300,000.00
Address:	33 NW Park Avenue		
Description:	New 6-story multi-family over ground floor retail		
Permit #:	Permit Details		
12-162354 CO	New six-story multi family building over ground floor retail - with 2 appeals, and a temporary certificate of occupancy		
2 Mechanical Permits	7.5 Ton gas pack for corridors, EBB for apartments, Heat pump splits for retail, subduct on e-power and 2-belts or direct drive - Gas to water heaters and gas pack and fuel oil piping - 1 permit valued at \$253,689 and the other valued at \$4,753		
13-100719 PT	100ft sanitary sewer, 100ft storm sewer, 100 ft water service, backflow preventer x2, clothes washer x50, dishwasher x50, drinking fountain x2, floor drain/floor sink/hub/primer x3, hose bibb x3, roof drain x6, sink/basin/lavatory x128, tub/shower/shower pan x75, water closet (toilet) x79, water heater/expansion tank x4, grease interceptor x1		
11 Electrical Permits	Residential Wire 1,000 sq. ft. or less x50, 200 amp Service Feeders x6, 201-400 amp Service Feeders x3, 601-1,000 amp Service Feeders x2, over 1,000 amp Service Feeders x1, Branch Circuits with Service Feeder x55, Ltd Energy Panel/Signal Circuits x13, Sign or outline lighting x1		
	Fee Description	Fees In Effect as of 8/1/2016	Fees Effective 7/1/2017
		\$ Variance 2016 & 2017	% Variance 2016 & 2017

Base Plan Review & Inspection Fees

Bureau of Development Services (BDS)					
Address Assignment Fee	\$	198	\$	198	\$ - 0.00%
Bldg Plan Rvw/Processing CO/MG	\$	15,472	\$	15,472	\$ - 0.00%
Fire & Life Safety Review	\$	9,521	\$	9,521	\$ - 0.00%
Development Services Fee - CO	\$	8,552	\$	8,552	\$ - 0.00%
Land Use Plan Review Com	\$	13,356	\$	13,356	\$ - 0.00%
Site Review Fee	\$	3,570	\$	3,570	\$ - 0.00%
Building Permit CO	\$	23,803	\$	23,803	\$ - 0.00%
Erosion Control	\$	218	\$	218	\$ - 0.00%
Erosion Control Insp - CO & MG	\$	178	\$	178	\$ - 0.00%
Zoning Inspection Fee	\$	4,761	\$	4,761	\$ - 0.00%
Mechanical Permit	\$	3,262	\$	3,262	\$ - 0.00%
Mechanical Plan Check CO	\$	1,957	\$	1,957	\$ - 0.00%
Plumbing Permit	\$	16,143	\$	16,143	\$ - 0.00%
Plumbing Plan Check CO	\$	4,036	\$	4,036	\$ - 0.00%
Electrical Permit	\$	18,286	\$	18,286	\$ - 0.00%
Electrical Plan Check	\$	4,225	\$	4,225	\$ - 0.00%
BDS Subtotal	\$	127,539	\$	127,539	\$ - 0.00%
% Overall Charges Including Inclusionary Housing		13.16%		5.68%	
Bureau of Environmental Services (BES)					
BES Plan Rvw - Source Control	\$	112	\$	108	\$ (4) -3.57%
BES Plan Review-Comm	\$	1,291	\$	1,063	\$ (228) -17.66%
BES Prvt Storm Fct Insp over 5K sqft	\$	1,184	\$	975	\$ (209) -17.65%
BES Subtotal	\$	2,587	\$	2,146	\$ (441) -17.05%
% Overall Charges Including Inclusionary Housing		0.27%		0.10%	
Fire					
Fire - Plan Review	\$	3,808	\$	3,808	\$ - 0.00%
Fire Subtotal	\$	3,808	\$	3,808	\$ - 0.00%
% Overall Charges Including Inclusionary Housing		0.39%		0.17%	
Parks & Recreation					
Forestry Commercial Permit	\$	300	\$	320	\$ 20 6.67%
Parks Subtotal	\$	300	\$	320	\$ 20 6.67%
% Overall Charges Including Inclusionary Housing		0.03%		0.01%	
Portland Bureau of Transportation (PBOT)					
PDOT Plan Check CO	\$	5,144	\$	5,457	\$ 313 6.08%
PBOT Subtotal	\$	5,144	\$	5,457	\$ 313 6.08%
% Overall Charges Including Inclusionary Housing		0.53%		0.24%	
Water Bureau					
Water Comm Bldg Plan Rvw	\$	145	\$	160	\$ 15 10.34%
Water Backflow Inspection Fee	\$	550	\$	610	\$ 60 10.91%
Water Subtotal	\$	695	\$	770	\$ 75 10.79%
% Overall Charges Including Inclusionary Housing		0.07%		0.03%	
Base Plan Review & Inspection Fees Subtotal	\$	140,073	\$	140,040	\$ (33) -0.02%
% Overall Charges Including Inclusionary Housing		14.45%		6.24%	

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	Fee Description	Fees In Effect as of 8/1/2016	Fees Effective 7/1/2017	\$ Variance 2016 & 2017	% Variance 2016 & 2017

Other Development Related Charges

Construction Excise Tax (CET) & Surcharges				
Building Permit State Surcharge	\$ 2,856	\$ 2,856	\$ -	0.00%
Mechanical Permit State Surcharge	\$ 391	\$ 391	\$ -	0.00%
Plumbing Permit State Surcharge	\$ 1,937	\$ 1,937	\$ -	0.00%
Electrical Permit State Surcharge	\$ 2,194	\$ 2,194	\$ -	0.00%
Metro Construction Excise Tax	\$ 7,560	\$ 7,560	\$ -	0.00%
School Construction Excise Tax	\$ 50,991	\$ 52,262	\$ 1,271.27	2.49%
City of Portland Construction Excise Tax	\$ 56,568	\$ 57,124	\$ 556.10	0.98%
CET & Surcharges Subtotal	\$ 122,498	\$ 124,326	\$ 1,827	1.49%
% Overall Fees Including Inclusionary Housing	12.64%	5.54%		

Note: Construction Excise Tax went into effect 8/1/16

System Development Charges (SDC)				
BES Sanitary System Development Charge	\$ 232,021	\$ 245,060	\$ 13,039.02	5.62%
BES Storm System Development Charge	\$ 1,210	\$ 1,424	\$ 214.00	17.69%
Parks System Development Charge	\$ 314,567	\$ 309,204	\$ (5,363.20)	-1.70%
PBOT System Development Charge	\$ 118,561	\$ 118,561	\$ -	0.00%
Water System Development Charge	\$ 35,994	\$ 38,651	\$ 2,657.00	7.38%
SDC Subtotal	\$ 702,354	\$ 712,900	\$ 10,547	1.50%
% Overall Fees Including Inclusionary Housing	72.46%	31.77%		

Note: Parks SDC includes demo of 20,000 SF existing retail. Also assumes SF of units is average of total SF residential / number of units and applied fee / unit accordingly (38785 residential SF / 48 units = average 808 sf / unit).

Other Charges				
Process Management Fee	\$ 284	\$ 284	\$ -	0.00%
Appeal Fees	\$ 454	\$ 454	\$ -	0.00%
Appeal Fees	\$ 454	\$ 454	\$ -	0.00%
PDOT Bicycle Parking Fund	\$ 3,190	\$ 3,227	\$ 37.00	1.16%
Other Charges Subtotal	\$ 4,382	\$ 4,419	\$ 37.00	0.84%
% Overall Fees Including Inclusionary Housing	0.45%	0.20%		

Total Charges Excluding Inclusionary Housing	\$ 969,307	\$ 981,685	\$ 12,378	1.28%
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Inclusionary Housing Fee-in-Lieu	\$ -	\$ 1,261,965	\$ 1,261,965	
% Overall Fees Including Inclusionary Housing	0.00%	56.25%		

Note: Inclusionary Housing Fee-in-Lieu went into effect 2/1/17

Total Charges Including Inclusionary Housing	\$ 969,307	\$ 2,243,651	\$ 1,274,344	131.47%
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Total Fees to Valuation Percentage Excluding Inclusionary Housing	15.39%	15.58%		
Total Fees to Valuation Percentage Including Inclusionary Housing	15.39%	35.61%		

List of Examples:

4-Story Apartment
6-Story Apartment
New Office Building
New Single Family Residence
New Single Family Residence with Extreme Fees
Tenant Improvement
Shell Renovation Tenant Improvement