

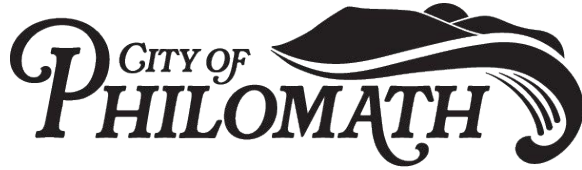
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Philomath - Fee Schedule 2026

A. Structural Permit Fees

Structural Permit Fee table	
Valuation	Fee
\$1 - \$500	\$110.00
\$501 - \$2000	110.00 for the first \$500 plus \$5.00 for each additional \$100 or fraction thereof, to and including \$2000
\$2001 - \$50000	\$185.00 for the first \$2000 plus \$8.50 for each additional \$1000 or fraction thereof, to and including \$50000
\$50001 - \$100000	\$593.00 for the first \$50000 plus \$6.00 for each additional \$1000 or fraction thereof, to and including \$100000
\$100001 and above	\$893.00 for the first \$100000 plus \$4.00 for each additional \$1000 or fraction thereof
<i>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</i>	
Other Structural Fees	
Structural Plan Review (when applicable)	65% of structural permit fee
Seismic Surcharge – plan review on essential structures	1% of structural permit fee
Additional Plan Review (when applicable) – hourly	\$100.00, minimum one hour
Fire Life Safety Plan Review (when applicable)	40% of structural permit fee
Reinspection – per each	\$100.00
Each additional inspection, above allowable – per each	\$100.00
Inspections for which no fee is specifically indicated (as required) - hourly	\$100.00, minimum one hour
Inspection outside of normal business hours - hourly	\$100.00, minimum 2 hours
Deferred Submittal Plan Review Fee – in addition to project plan review fees	65% of the building permit fee calculated using the value of the deferred portion with a \$250 minimum
Phased Project Plan Review Fee – in addition to project plan review fees	\$250.00 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1500.00 per phase



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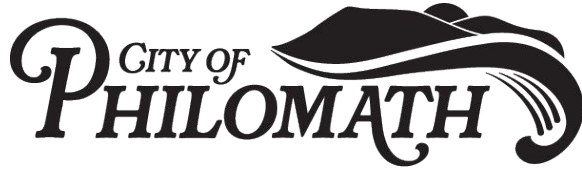
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Structural demolition – complete demolition, not subject to State Surcharge	Amount to be computed based on planning’s methodology
Structural alteration (<u>not</u> demo) – partial, soft, interior	See Structural Permit Fee table by valuation, incurs State Surcharge
Structural Minimum Permit Fee	110.00 Minimum

Residential Fire Suppression – Standalone System, fee includes plan review <i>[See Plumbing Fee section for Continuous Loop/Multipurpose System]</i>	
Square Footage of Area to be Covered	Fee
0 – 2000 sq ft	\$325.00
2001 – 3600 sq ft	\$350.00
3601 - 7200 sq ft	\$450.00
7201 sq ft and greater	\$550.00
Commercial Fire Suppression – Alarms/Sprinklers	See Structural Permit Fee table by valuation
Solar Structural Installation Permits – <i>separate Electrical Permit application may also be required</i>	
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>
Investigation Fees - <i>actual cost may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines.</i>	
Investigation Fee – hourly	\$100.00/hour, minimum one hour
When applicable, structural permits use valuation as determined by ICC Valuation Table current as of April 1 of each year, as per OAR 918-050-0100.	

B. Manufactured Dwelling Placement Permit Fees

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



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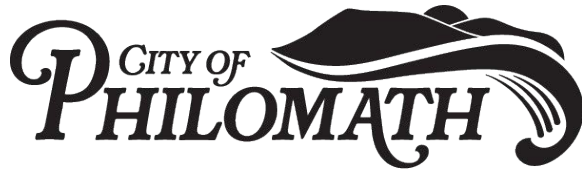
See Structural schedule by valuation for non-dwelling modular placements

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

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 Camps – and applying the valuation amount to Table 1 as referenced for each.

Table 1 – Manufactured Dwelling/RV Parks & RV Organizational Camps Table	
TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$110.00
\$501.00 to \$2000.00	\$110 for the first \$500.00, plus \$5 for each additional \$100.00, or fraction thereof, to and including \$2000.00
\$2001.00 to \$50,000.00	\$185 for the first \$2000.00, plus \$8.50 for each additional \$1000.00, or fraction thereof, and including \$50,000.00
\$50,001.00 to \$100,000.00	\$593 for the first \$50,000.00, plus \$6 for each additional \$1000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$893 for the first \$100,000.00, plus \$4 for each additional \$1000.00, or fraction thereof

Table 2 - Manufactured Dwelling/Mobile Home Park									
Class*	Spaces per Acre								
	4	5	6	7	8	9	10	11	12
A	5901	5517	5197	4941	4685	4493	4365	4301	4237
B	5504	5120	4800	4544	4288	4096	3968	3904	3804
C	5312	5028	4608	4352	4269	3904	3776	3712	3648
Manufactured Dwelling Park Plan Review				65% of Permit					
Manufactured Dwelling Park Additional plan review				\$100.00, minimum one hour					
Inspections outside normal business hours				\$100.00, minimum one hour					
Inspections for which no fee is specifically indicated				\$100.00, minimum one hour					
Reinspection fee				\$100.00					



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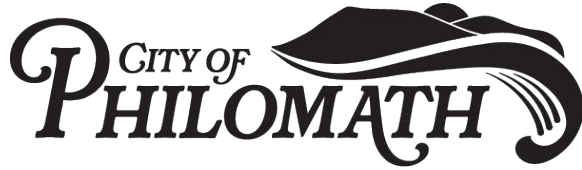
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Consultation fee	\$100.00, minimum one hour
Notes:	
1) "Class A" parks contain paved streets, curbs, and sidewalks.	
2) "Class B" parks contain paved streets, no curbs, and no sidewalks.	
3) "Class C" parks contain no paved streets, no curbs but have sidewalks on one side of each street.	
4) When a park contains spaces in more than one class, figure the spaces in each class; then add them together to obtain the total valuation for the park.	

Table 2 - Recreational Vehicle/ Organizational Camps									
Class*	Spaces per Acre								
	6	8	10	12	14	16	18	20	22
A	2637	2470	2320	2189	2074	1978	1907	1849	1798
B	2483	2317	2176	2035	1920	1824	1754	1696	1645
C	1792	1626	1485	1344	1229	1133	1062	1005	954
RV Park Plan Review			65% of Permit						
RV Park Additional plan review			\$100.00, minimum one hour						
Inspections outside normal business hours			\$100.00, minimum one hour						
Inspections for which no fee is specifically indicated			\$100.00, minimum one hour						
Reinspection fee			\$100.00						
Consultation fee			\$100.00, minimum one hour						
"Class A" parks and camps contain paved streets and electric, water, and sewer service to each RV or camping space. "Class B" parks and camps contain electric, water, and sewer service to each RV or camping space, but do not have paved streets. "Class C" parks and camps contain a combination of no more than two services involving electric, water, or sewer and do not have paved streets. When a park or camp contains spaces in more than one class, figure the spaces in each class, then add them together to obtain the total valuation. The Area Development Permit does not include permits or related fees for buildings, plumbing, or electrical systems; boiler, or elevators, or permits required by other agencies.									

Manufactured Dwelling special inspections per OAR 918-600-0030, 918-650-0030

Inspection Type	Fee
Special building inspection*	\$100.00
Special electrical inspection*	\$100.00



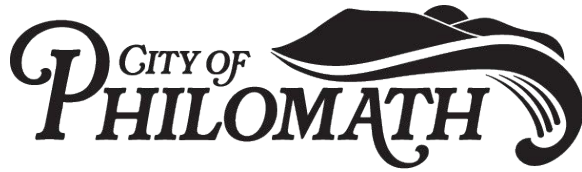
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Special mechanical inspection*	\$100.00
Special plumbing inspection*	\$100.00
Special manufactured dwelling inspection*	\$100.00
*If inspection fails, must apply for regular permit.	

D. Electrical Permit Fees

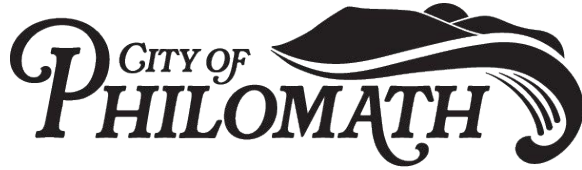
New Construction	
Residential	
First 1000 sq ft or less	\$182.60
Each additional 500 sq ft or portion thereof	\$33.81
Limited Energy – new residential construction	\$33.81
Each Manufactured Home/Modular Dwelling service	\$108.20
Multifamily	
New Multifamily Construction	Fee for largest unit calculated using above sq ft rates - plus 50% of permit fee for each additional unit
Multifamily, new construction – Limited Energy System – per floor	\$87.94
Multifamily, new construction – Protective Signaling – per floor	\$87.94
Service Feeders – Installation, Alteration, Relocation	
200 amp or less	\$108.20
201 – 400 amps	\$128.47
401 – 600 amps	\$263.68
601 – 1000 amps	\$327.25
Over 1000 amps or volts	\$692.39
Reconnect Only	\$100.00
Temporary Service Feeders – Installation, Alteration, Relocation	
200 amp or less	\$87.94
201 – 400 amps	\$116.29
401 – 600 amps	\$187.55
601 – 1000 amps	\$327.25
Over 1000 amps or volts	\$692.39
Branch Circuits – New, Alteration, Relocation	
With service or feeder – per each	\$6.77
Without service or feeder	\$87.94 for first branch circuit,



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	\$6.77/each additional
Renewable Energy	
Renewable energy for electrical systems - 5kva or less	\$160.97
Renewable energy for electrical systems - 5.01kva through 15kva	\$189.32
Renewable energy for electrical systems - 15.01kva through 25kva	\$312.43
Renewable energy - solar generation over 25 kva	\$312.43 for first 25 kva, \$8.45 per kva over 25 kva – maximum fee at 100 kva
Renewable energy for wind systems - 25.01kva through 50kva	\$275.89
Renewable energy for wind systems - 50.01kva through 100kva	\$634.31
Other Electrical Fees	
Pump or Irrigation Circle – per each	\$87.94
Sign or Outline Lighting – per each	\$87.94
Signal Circuit(s) or Limited Energy system, alteration or extension, each system – non-new residential and all commercial (<i>new residential and multifamily construction – see above</i>)	\$87.94
Swimming Pool (incl panel, circuits and bonding)	\$300
Master Permit – application fee, one time at initial application; renews annually as applicable	\$250
Master Permit – inspection fee – per hour; includes travel time, inspection, and report writing	\$100/hr, minimum one hour
Electrical Plan Review (when applicable)	25% of electrical permit fee
Additional Plan Review (when applicable) – per hour	\$100.00, minimum one hour
Reinspection – per each	\$100.00
Each additional inspection, above allowable – per each	\$100.00
Inspections for which no fee is specifically indicated (as required) – per hour	\$100.00, minimum one hour
Inspection outside of normal business hours – per hour	\$100.00, minimum 2 hours
Investigation fee - Electrical	See Structural – Investigation Fees



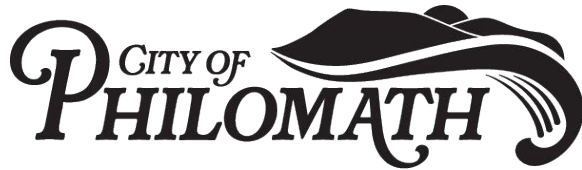
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Minimum Fee – Electrical	\$110.00
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E. Mechanical Permit Fees

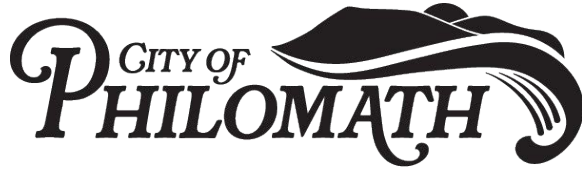
Residential	Fee – per appliance
Air conditioner	\$38.65
Air handling unit of up to 10000 cfm	\$38.65
Air handling unit 10001 cfm and over	\$38.65
Appliance of piece of equipment regulated by code but no classified in other appliance categories	\$25.75
Attic or crawl space fans	\$25.75
Chimney/liner/flue/vent	\$38.65
Clothes dryer exhaust	\$25.75
Decorative gas fireplace	\$38.65
Ductwork only	\$38.65
Evaporative cooler other than portable	\$38.65
Floor furnace, including vent	\$38.65
Flue vent for water heater or gas fireplace	\$25.75
Furnace – greater than 100000 BTU	\$38.65
Furnace – up to 100000 BTU	\$38.65
Furnace/burner including duct work/vent/liner	\$38.65
Gas or wood fireplace/insert	\$38.65
Gas fuel piping outlets	\$25.75
Heat pump	\$38.75
Hood served by mechanical exhaust, including ducts for hood	\$38.65
Hydronic hot water system	\$38.65
Installation or relocation domestic/type incinerator	\$38.65
Mini split system	\$38.65
Oil tank/gas diesel generators	\$25.75
Pool or spa heater, kiln	\$38.65
Range hood/other kitchen equipment	\$25.75
Repair, alteration, or addition to mechanical appliance including installation of controls	\$25.75
Suspended heater, recessed wall heater, or floor mounted heater	\$38.65
Ventilation fan connected to single duct	\$25.75
Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$25.75
Water heater	\$38.65
Wood/pellet stove	\$38.65
Other heating/cooling	\$38.65



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Other fuel appliance	\$38.65
Other environment exhaust/ventilation	\$25.75
Commercial Mechanical Fees	
Valuation	Fee
\$0 - \$5000	\$130.00
\$5001 - \$10000	\$130.00 for first \$5000 plus \$15.00 for each additional \$1000 or fraction thereof, to and including \$10000
\$10001 - \$100000	\$205.00 for first \$10000 plus \$8.00 for each additional \$1000 or fraction thereof, to and including \$100000
\$100001 and above	\$925.00 for first \$100000 plus \$5.00 for each additional \$1000 or fraction thereof
Other Mechanical Fees	
Mechanical Plan Review (when applicable)	25% of mechanical permit fee
Additional Plan Review (when applicable) – per hour	\$100.00, minimum one hour
Reinspection – per each	\$100.00
Each additional inspection, above allowable – per each	\$100.00
Inspections for which no fee is specifically indicated (as required) – per each	\$100.00, minimum one hour
Inspection outside of normal business hours	\$100.00, minimum 2 hours
Investigation fee - Mechanical	See Structural – Investigation Fees



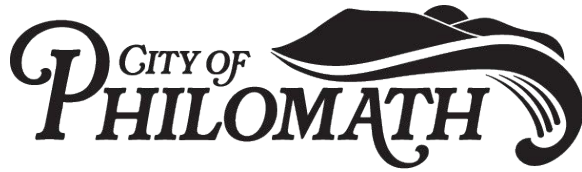
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Mechanical Minimum Permit Fee	\$110.00
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F. Plumbing Permit Fees

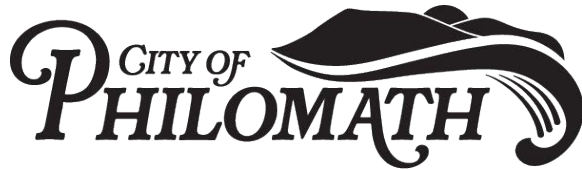
Plumbing Permit Fees	
New 1&2 Family Dwelling – includes one kitchen, first 100 feet each of site utilities, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system. <i>Half bath counted as whole.</i>	
One bathroom, one kitchen	\$386.40
Two bathrooms, one kitchen	\$512.20
Three bathrooms, one kitchen	\$644.00
Each additional bathroom > 3 – or – kitchen > 1	\$96.60/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>	\$38.65
Manufactured Home utilities	\$103.04
Commercial and Non-New Residential	
Site Utilities	Fee
Sanitary Sewer - First 100 feet or less	\$128.80
Sanitary Sewer - Each additional 100 feet or fraction thereof	\$38.65
Storm – first 100 feet or less	\$128.80
Storm – Each additional 100 feet or fraction thereof	\$38.65
Water – first 100 feet or less	\$128.80
Water – Each additional 100 feet or fraction thereof	\$38.65
Mfd Park – site utility connections, per space	\$25.75
Fixtures	Fee – per each
Absorption valve	\$25.75
Backflow preventer	\$25.75
Backwater valve	\$25.75
Catch basin or area drain	\$25.75
Clothes washer	\$25.75
Dishwasher	\$25.75
Drinking fountain	\$25.75
Ejectors/sump pump	\$25.75
Expansion tank	\$25.75
Fixture cap	\$25.75
Floor drain/floor sink/hub drain	\$25.75
Garbage disposal	\$25.75
Hose bib	\$25.75
Ice maker	\$25.75
Primer	\$25.75



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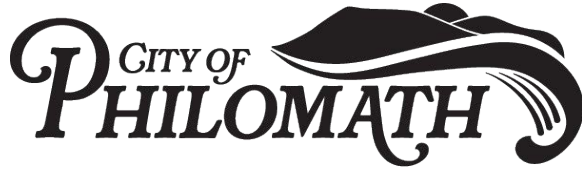
Repiping / retrofit water supply	Charged by the liner foot of piping. \$100 for the first 200 'of piping. \$15 for each additional 100' or fraction thereof.
Sink/basin/lavatory	\$25.75
Stormwater retention/detention tank/facility	\$103.05
Swimming pool piping	\$25.75
Trench drain	\$25.75
Tub/shower/shower pan	\$25.75
Urinal	\$25.75
Water closet	\$25.75
Water heater	\$25.75
Other – plumbing	\$25.75
Alternate potable water heating system	\$25.75
Interceptor/grease trap	\$25.75
Manholes	\$25.75
Roof drain (commercial)	\$25.75
Medical Gas – fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures and appliances	
Valuation	Fee
\$0 - \$5000	\$130.00
\$5001 - \$10000	\$130.00 for the first \$5000 plus \$15.00 for each additional \$1000 or fraction thereof, to and including \$10000
\$10001 - \$100000	\$205.00 for the first \$10000 plus \$8.00 for each additional \$1000 or fraction thereof, to and including \$100000
\$100001 and above	\$925.00 for the first \$100000 plus \$5.00 for



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	each additional \$1000 or fraction thereof
Residential Fire Suppression – Multipurpose/Continuous Loop System, fee includes plan review <i>[See Structural Fee section for Standalone System]</i>	
Square Footage of Area to be Covered	Fee
0 – 2000 sq ft	\$325
2001 – 3600 sq ft	\$350.00
3601 - 7200 sq ft	\$450.00
7201 sq ft and greater	\$550.00
Other Plumbing Fees	
Plumbing Plan Review (when applicable) – commercial	25% of commercial plumbing permit fee
Plumbing Plan Review (when applicable) – residential	25% of residential plumbing permit fee
Additional Plan Review (when applicable) – per hour	\$100.00/hour, minimum one hour
Reinspection – per each	\$100.00/each
Each additional inspection, above allowable – per each	\$100.00
Inspections for which no fee is specifically indicated (as required) – per hour	\$100.00/hour, minimum one hour
Inspection outside of normal business hours – per hour	\$100.00/hour, minimum 2 hours + mileage
Investigation fee - Plumbing	See Structural – Investigation Fees
Plumbing Minimum Permit Fee – commercial	\$110.00
Plumbing Minimum Permit Fee – residential	\$110.00



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G. Miscellaneous Fees

Permit Reinstatement fee – to renew already expired permit, as eligible; subject to State Surcharge	Flat rate or percentage based 50% of original permit fee.
Permit Extension fee – to extend expiration on active permit; not subject to State Surcharge	Flat rate \$60.00
Copy fees	\$.25
Returned Check fee (NSF)	\$25.00
Master Plans – Structural – setup fee	\$250 (initial review at standard plan review rate)
Master Plans – Structural – second and subsequent reviews	50% of initial plan review fee
Seismic Surcharge – Structural/Mechanical – review required on all essential structures	1% of building permit fee
Refund processing fee – not subject to State Surcharge	\$35.00
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	\$150/hr, with 2-hour minimum.
Temporary C of O	\$250.00