

**CITY OF PHOENIX, OREGON**

**ORDINANCE NO. 995**

**AN ORDINANCE OF THE CITY OF PHOENIX ADOPTING  
FEES FOR BUILDING PERMITS AND INSPECTIONS**

**WHEREAS**, Oregon Revised Statutes Section 455.210 requires that local governments adopt all Building Permit and inspection fees by ordinance; and

**WHEREAS**, the City's Building Permit fees have not been updated since 2007; and

**WHEREAS**, since adoption of the current Fee Schedule in 2007, the consumer price index (CPI) increased significantly: using the BLI year of 1984 as a baseline of 100, the January 2007 CPI was 202.416, with an increase to 246.819 in September of 2017; and

**WHEREAS**, City staff, working with staff from Northwest Code Professionals, has drafted a fee schedule that more accurately reflects the types of permits currently being issued and the associated cost to process those permits; and

**WHEREAS**, the proposed fee schedule reflects the fee methodologies required by Oregon Administrative Rule 918-050-0100; and

**WHEREAS**, City staff emailed a Notice of Fee Change to the State Building Codes Division (BCD) on April 4, 2018, as required by ORS 455.210; and

**WHEREAS**, the City Council has the staff report in this matter, and testimony and evidence of interested parties, and has evaluated the proposed amendments against State requirements, the Comprehensive Plan, and other applicable standards;

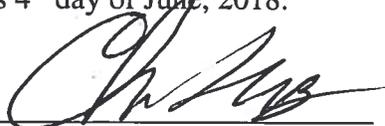
**NOW, THEREFORE, THE CITY OF PHOENIX ORDAINS AS FOLLOWS:**

Section 1. Findings. The City Council hereby adopts as findings and conclusions the foregoing recitals.

Section 2. Order. The City Council hereby adopts the Fee Schedule as Exhibit A, incorporated as set forth fully herein.

Section 3. Staff Directive. To reflect adoption of the ordinance, Staff is directed to make conforming changes to the City of Phoenix Building Permit forms necessary to incorporate the fees adopted herein.

**PASSED AND ADOPTED** by the City Council and signed by me in authentication of thereof on this 4<sup>th</sup> day of June, 2018.



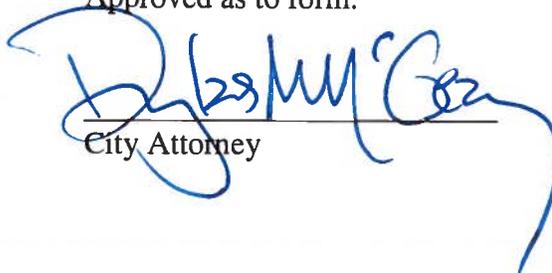
Chris Luz, Mayor

ATTEST:



Kimberlyn Collins, City Recorder

Approved as to form:



City Attorney

# Exhibit "A"

<b>2018 City of Phoenix Building Permit Fees</b>	
<b>All permit fees subject to 12% State Surcharge</b>	
<b>ITEM</b>	<b>FEE</b>
<i>Valuation:: In accordance with OAR 918-050-0100(1)( c) and (2)(c)(A), Building Valuation is determined per the ICC Building Valuation Data Table current as of April 1 of each year.)</i>	
\$1-\$2000	Proposed \$85.00
\$2,001-\$25,000	\$85.00 for the first \$2,000 plus \$8.78 each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001-\$50,000	\$286.94 for the first \$25,000 plus \$6.60 for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001-\$100,000	\$451.94 for first \$50,000 plus \$4.40 for each additional \$1,000 or fraction thereof up to and including \$100,000
\$100,001 and above	\$671.94 for the first \$100,000 plus \$3.66 for each additional \$1,000 or fraction thereof
Inspection outside of normal business hours	\$85.00/hr
Inspection/re-inspection fees	\$85.00/hr
Site observation-inspection (e.g. pre-permit consultation)	\$85/hr. 1 hr. minimum
Inspections for which no fee is specified	\$85/hr. 1 hr. minimum
Plan Review Services (when applicable)	65% of permit fee
Fire & Life Safety plan review (when applicable)	40% of permit fee
Additional plan review required by changes, additions, or revisions	\$85.00/hr
Temporary Certificate of Occupancy	\$50 per discipline/permit. Re-newal required every 30 days.
Change of Occupancy (without additional work done)	\$150.00
<b>Deferred Submittal Fees</b>	
Commercial Deferred Submittal Fees <i>(Payable at building plan review and is in addition to plan review of deferred work)</i>	65% of the permit fee calculated using the total valuation of the deferred portion + \$100
Residential Deferred Submittal Fees	65% of the value of the building permit fee calculated and using the value of the deferred portion + \$100
Phased Permit Fee	\$275.00 + 10% of the total building permit fee for each phase of work. Not to exceed \$1,500 for each phase.
Shell Building and Tenant Improvement Spaces <i>(Note: ICC Building Valuation Table states 20% deduction for shell only buildings)</i>	Permit fee for the construction of the shell building is based on 80% of the valuation determined by building valuation data. The tenant improvement permit fee is based on 20% of the valuation
Foundation Only	Permit fee based on a building valuation of 10% of the total building valuation, with a \$100 minimum fee. The fee is in addition to, and cannot be used to reduce, the building permit fee
Demolition	Based on valuation of demo work. See Building permit fee schedule.
*Or the total hourly cost to the jurisdictions, whichever is the greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	
<b>FIRE SPRINKLER PERMIT FEES</b>	
<b>Residential Fire Sprinkler System (fee includes plan review)</b>	

Square Footage	
0 - 2,000 sf	\$212.20
2,001-3,600 sf	\$264.70
3,601-7,200 sf	\$344.80
7,201 sf +	\$434.95
<b>Commercial Fire Sprinkler System</b>	
Fee based on valuation of installation cost and system equipment. Refer to Building Permit Fees.	Fee based on valuation of installation cost and system equipment. Refer to Building Permit Fees.
<b>FIRE ALARM SYSTEM PERMIT FEES</b>	
Fee based on valuation of installation cost and system equipment. Refer to Building Permit Fees.	Fee based on valuation of installation cost and system equipment. Refer to Building Permit Fees.
<b>MEDICAL GAS PERMIT FEES</b>	
Fees based on valuation of installation costs and system equipment, including but not limited to, inlets, outlets, fixtures and appliances (rounded up to the nearest dollar)	
Total Valuation	
\$1 to \$500	\$85.00
\$501 to \$2000	\$85.00 for first \$500 plus \$9.90 for each additional \$100, or fraction thereof, to and including \$2000
\$2,001 to \$25,000	No Change
\$25,000-\$50,000	No Change
\$50,000-\$100,000	No Change
\$100,001 +	No Change
Minimum Permit Fee	\$100.00
Plumbing Plan Review*	40% of permit fee
*Plan review is required on all Medical Gas installations. State Surcharge - 12%	
<b>MECHANICAL PERMIT FEES</b>	
<b>One and Two Family Dwellings</b>	
Issuance of each permit (minimum permit fee)	\$60.00
Electric Appliances (furnace, cooling unit, clothes dryer exhaust fan, kitchen hood)	\$20.00
Fuel Burning Appliances (includes gas furnace, wood stove, pellet stove, fireplace insert)	\$20.00
Gas Piping System (new or altered) any number of outlets	\$15.00
All Others	\$20.00
<i>Mechanical equipment for one and two family dwellings includes duct work, control units, thermostats, filter, volume damper, fresh air intakes. Water heaters regulated by plumbing code.</i>	
<b>Commercial Mechanical Fees</b>	
Valuation	
\$1 to \$2000	
\$0-\$5,000	
\$2000-\$25,000	
\$5,001-\$10,000	
\$10,001-\$100,000	
\$25,000-\$50,000	
\$50,000-\$100,000	
\$100,001 +	
Plan Review Fee	
Hood Suppression System	
	No Change. Fee based on valuation of installation cost and system equipment. Refer to Building Permit Fees.

Deferred Submittals + Fees	\$100.00
<b>Other Inspections &amp; Fees</b>	
Inspection outside of normal business hours (per hour-min charge 2 hours plus mileage)	\$85.00/hr
Re-inspection Fee	\$85.00/hr
Additional Plan Review required by changes, additions or revisions to approved plans (minimum 1 hour)	\$85.00/hr
*Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	
<b>PLUMBING PERMIT FEES</b>	
<b>New One and Two Family Dwelling</b>	
Minimum Fee	\$71.00
<i>(when purchased as bathroom unit(s) – includes the first 100 ft of water service, sanitary &amp; storm)</i>	
One Bathroom	\$409.80
Two Bathrooms	\$535.45
Three Bathrooms	\$595.55
Four or more Bathrooms - number of fixtures	\$18.75/each add'l fixture
Fixtures	\$18.75/fixture
Re-pipe water supply	Use per-fixture/min.
Alternate Water Heating Systems (coils, heat pumps, etc.)	Use per-fixture/min.
Solar	Use per-fixture/min.
Swimming Pool piping	Use per-fixture/min.
<b>Commercial/Multi-family Units &amp; Residential Remodels</b>	
Fixtures	\$18.75/fixture
<i>Fixtures include: water closet, lavatory, tub/shower, sink bidet, laundry tubs, disposal, dishwasher, clothes washer, water heater, floor sink/drain, trough drain, drinking fountain, hose bib, sump pump/ejector, urinal, roof drain/overflow, catch basin, interceptor/grease trap, dental units, receptors</i>	
Swimming Pool piping	\$50.00
<b>Sanitary Services</b>	
First 100 ft	\$81.95
Each Additional 100 ft or fraction thereof	\$48.30
<b>Storm Services</b>	
First 100 ft	\$81.95
Each Additional 100 ft or fraction thereof	\$48.30
<b>Water Services</b>	
First 100 ft	\$81.95
Each Additional 100 ft or fraction thereof	\$48.30
Minimum Fee	\$70.00
<b>Other</b>	
Demolition Capping off Sewer, Water, Rain Drain	\$70.00
MH Park Sewer collection and water distribution system	\$55.00/space
MH service connections; sewer, water and storm	\$55.00/space
Pre-fab structural site inspection shall be 45% of applicable category	
Additional Plan Review required by changes, additions or revisions to approve plans (minimum 1 hour)	\$85.00/hour*
Re-inspection Fee	\$85.00/hour*
Inspection outside normal business hours (2 hour minimum charge plus mileage)	\$85.00/hour*
<i>When applicable, a plan review fee will be assessed for commercial installation</i>	25%
* Or the total hourly cost to the jurisdiction, whichever is the greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	
<b>MANUFACTURED DWELLING PERMIT FEE</b>	
Installation Fee	\$424.35

<b>State Fee</b>	\$30.00
<i>(Includes three inspections – including the stand and lot preparation, all support blocking, flood and wind anchoring devices, perimeter skirting, underfloor access and ventilation, mechanical crossovers &amp; terminations, and temporary steps. It also includes plumbing connections and all cross-over connections. Accessory structures, utility connections beyond 30 lineal feet and/or new plumbing may require additional permits. This permit does not include electrical service or feeder. Separate electrical permit is required). NOTE: All decks 30" above ground, car ports, garages, porches, and patios shall be based on the valuation of the installation cost and materials. Sewer, Storm and Water lines beyond 30 feet shall be based on plumbing permit fees.</i>	
Factory Manufactured Awning/Carport	Fee based on valuation of installation cost and system equipment. Refer to Building Permit Fees.
Add'l Factory Manufactured Awning/Carport	
<b>ELECTRICAL PERMIT FEES</b>	
<b>Residential Permits (per unit service included)</b>	
1,000 sf or less	\$153.00
Each additional 500 sf or portion thereof	\$32.80
Limited Energy	\$32.80
Each Manufactured Home/Modular Dwelling Service	\$81.95
<b>Service Feeders - Installation, Alteration, Relocation</b>	
200 amp or less	\$81.95
201 – 400 amps	\$103.80
401-600 amps	\$163.90
601-1000 amps	\$218.55
Over 1000 amps or volts	\$480.80
Reconnect Only	\$65.55
<b>Temporary Services/Feeders - Installation, Alteration, Relocation</b>	
200 amp or less	\$65.55
201 – 400 amps	\$76.50
401-600 amps	\$136.60
601-1000 amps	\$207.60
Over 1000 amps or volts	\$437.10
<b>Branch Circuits - New Alteration, &amp; Relocation</b>	
Each Branch Circuit	\$5.45
<b>Branch Circuits without purchase of service or feeder fee</b>	
First Branch Circuit	\$65.55
Each Additional Branch Circuit	\$7.70
<b>Miscellaneous (Service of feeder not included)</b>	
Each pump or irrigation circuit	\$54.65
Each sign or outline lighting	\$54.65
Signal Circuit(s) or low voltage system, alteration, or extension (each system)	\$54.65
Subdivision lighting per pole in addition to service	\$40.00
Swimming pool (panel, 3 circuits and bonding)	\$100.00
Each additional inspection over the allowable in any of the above, for those not covered under residential inspections caps per Inspection	\$85/hr
Special Inspection	\$85/hr
Reinspection	\$85/hr
Field Review-Change of use	\$135.00
Minimum permit fee	\$85.00
<b>Renewable Energy Systems</b>	
5 KVA or less	\$79.00
5.01 KVA to 15 KVA	\$94.00

15.01 KVA to 25 KVA	\$156.00
<i>When applicable, plan review charge is 25% of permit fee.</i>	
<i>* Or the total hourly cost to the jurisdiction, whichever is the greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.</i>	
<b>Solar Panels</b>	
<b>PERSCRPTIVE PATH SYSTEMS **</b>	
Qualifying roof installations on conventional light-framed construction. See checklist on PV installation form.	
Includes plan review*	\$257.50
Re-inspection fee (1 hr min)	\$85/hr
<b>ENGINEERED SYSTEMS**</b>	
Permit fees are based on the fair market value of the work performed. Indicate the value (rounded to the nearest dollar) of the structural elements for the solar panels, including racking, mounting elements, rails, and the cost of the labor to install. The cost of the solar electrical equipment, including collector panels and inverters, shall be excluded from the permit valuation.	Fee based on valuation of installation cost and system equipment. Refer to Building Permit Fees.
Based on valuation of installation costs and materials. Refer to Building Permit Fees	
Plan Review	65% of Building Permit
Re-inspection Fee	\$85/hr
<i>*Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.</i>	
<i>**Electrical (Separate Electrical application required)</i>	
<b>INVESTIGATION FEES*</b>	
<b>Investigation Fee A</b>	\$85.00
<i>Low effort to determine compliance</i>	
<b>Investigation Fee B</b>	\$154.50
<i>Medium effort to gain compliance. Stop Work order posted. Applicant obtains required permits within 10 business days.</i>	
<b>Investigation Fee C</b>	\$257.50 or hourly rate, whichever is greater
<i>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.</i>	
<i>*Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.</i>	
<i>Note: All permits and inspections subject to state 12% surcharge (To Oregon Building Codes Division) in accordance with state law. See Building Codes Division website for additional information.</i>	
<b>RAINWATER HARVESTING PERMIT FEES</b>	
Fees based on valuation of installation costs and system equipment, including but not limited to, inlets, outlets, fixtures and appliances (rounded up to the nearest dollar)	
Total Valuation	
\$1 to \$500	Match Structural/Medical Gas fees
\$501 to \$2000	
\$2,001 to \$25,000	
\$25,000-\$50,000	
\$50,000-\$100,000	
\$100,001 +	
Minimum Permit Fee	
Plumbing Plan Review*	
<i>*Plan review is required on all Medical Gas installations.</i>	
<i>State Surcharge - 12%</i>	