

City of Hermiston

FEE SCHEDULE

Effective March 1, 2023

The final determination of valuation, occupancy, and/or construction type under any of the provisions of this order shall be made by the Building Official.

A. Building Permits

The valuation to be used in computing the building permit and the building plan review fees shall be the total value (rounded up to the nearest dollar) 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 any other permanent equipment. It also includes the contractor's profit which should not be omitted.

The fees for each permit shall be as set forth in Tables A-1 and A-2. Valuation will be calculated using the City's Building Permit Fee table based on the International Code Council (ICC) Building Valuation Data Table as of April 1 of the current year, multiplied by the square footage of the structure or as stated by the applicant, whichever is greater. The cost per square foot of carports, decks, 1 & 2 Family Dwelling pole buildings, and covered porches/patios shall be 50% of the valuation indicated for "Private Garages" on the City's valuation table.

Proposed Table A-1: Building Permit Fee			
Residential: New, Additions, Alterations, Repairs, & Accessory Structures (Plumbing permit required for potable water fire systems; see Table E-4) Commercial: New, Alterations, Additions, Repairs, Accessory Structure, Fire Systems, & Medical Gas Systems plumbing permits (based on value of installation costs) Multifamily: New, Alterations, Additions, Repairs & Accessory Structure			
Total Valuation			Building Permit Fee
\$1.00	to	\$500.00	\$ 63.00 minimum
\$500.01	to	\$2,000.00	\$ 63.00 for the first \$500.00 plus \$1.95 for each additional \$100, or fraction thereof, to and including \$2,000.00
\$2000.01	to	\$25,000.00	\$ 92.25 for the first \$2,000.00 plus \$7.80 for each additional \$1,000, or fraction thereof, to and including \$25,000.00
\$25,000.01	to	\$50,000.00	\$ 271.65 for the first \$25,000.00 plus \$5.85 for each additional \$1,000, or fraction thereof, to and including \$50,000.00
\$50,000.01	to	\$100,000.00	\$ 417.90 for the first \$50,000.00 plus \$3.90 for each additional \$1,000, or fraction thereof, to and including \$100,000.00
\$100,000.01		and up	\$ 612.90 for the first \$100,000.00 plus \$3.25 for each additional \$1,000, or fraction thereof.

Table A-2: Building Permits – Related Fees:	
Description	Permit Fee
Building Plan Review Fee	65% of the building permit fee based on Table A-1
Additional Building Plan Review required due to revisions to the construction documents	\$80.00 / hour
Fire Life Safety Review on State Allowed Plans	40% of the building permit fee based on Table A-1
Third Party Plan Review	\$80.00 / hour
Master Plan Review – 1. Setup fee 2. Initial Plan Review 3. Second & Subsequent Reviews	1. \$ 100.00 2. 65% of the building permit fee based on Table A-1 3. 50% of the initial plan review fee
Deferred Submittals – Plan Review Fee	See Customized Permit Services: Table G-2, Deferred Plan Submittal
Investigation Fee	\$120.00 / hour (one hour minimum)
Consultation Fee(In office code review, potential project review)	\$ 95.00 / hour (minimum ½ hr charge)
Temporary Certificate of Occupancy Request- Commercial Please note: Residential TCO= No Charge	\$100.00 for initial request \$75.00 for extention
Reinspection, extra inspections, special inspections	\$80.00 each
Inspections outside of normal business hours	\$80.00 / hour (one hour minimum)
Inspections for which no fee is specifically indicated (includes counsel inspections)	\$80.00 / hour
Solar Photovoltaic Systems installed using the prescriptive path described in section 305.4 of the Oregon Solar Installation Specialty Code (OSISC).	\$150 (includes one inspection) (Does include the plan review fees)
Non-prescriptive Solar Photovoltaic Systems	See Building Permit Fee Table A-1
Structural minimum fee	\$63.00

Technology Fee	2% of permit fee
Re-roof Permit, Residential (Required when replacing the sheathing or other structural members)	Fee based on valuation
Re-roof Permit, Commercial	\$250.00- Simple Replacement Complex replacement, plan review required will be based on valuation
PERMIT EXTENTION Reinstating expired permits	
Extensions must be requested prior to the permit expiring. IT IS NOT THE RESPONSIBILITY OF THE CITY OF HERMISTON TO NOTIFY THE PERMIT HOLDER OF EXPIRATION DATES. AS A COURTESY A NOTICE IS SENT OUT PRIOR TO EXPIRATION.	
First Extension Request	No Charge
Second and subsequent requests	\$65.00 each permit, no surcharge fee
Expired permit less than 6 months past expiration date	\$65.00 each permit, subject to surcharge fee
Expired permits over 6 months past expiration date	Fees assessed to current fee schedule; new application needs to be submitted; new plan review may apply. Subject to surcharge fee

Residential Structural Fire Suppression Standalone (Fees based on total square footage of the dwelling unit to be covered by the system)	
Total Square Footage	Permit Fee
0 to 2,000 square feet	\$150.00
2,001 to 3,600 square feet	\$218.00
3,601 to 7,200 square feet	\$354.00
Over 7,200 square feet	\$488.00

B. Manufactured Dwelling Placement Permits:

One single permit fee is assessed. This fee shall include the concrete slab, runners, or foundations when they comply with the prescriptive requirements of the **Oregon Manufactured Dwelling and Specialty Code**, electrical feeder and plumbing connections and all cross-over connections, site utility connections (water, sewer, storm) up to 30 lineal feet.

Manufactured Dwelling Placement Permit Fee (includes plan review) \$225.00

C. Mechanical Permits:

The fees for each permit shall be as set forth in Table D-1, D-2, and D-3.

The valuation used to determine the commercial mechanical permit fee using Table D-1 shall include the value (rounded up to the nearest dollar) of all mechanical materials, equipment, labor, overhead and profit.

Table D-1: Commercial Mechanical Permit Fees			
Commercial: New, Alterations, Additions, Repairs, & Accessory Structure			
Multifamily: New, Alterations, Additions, Repairs, & Accessory Structure			
Total Valuation			Permit Fee
\$1	to	\$5,000.00	\$75.00 minimum
\$5,000.01	to	\$10,000.00	\$75.00 for the first \$5,000.00 plus \$1.00 for each additional \$100, or fraction thereof, to and including
\$10,000.01	to	\$100,000.00	\$125 for the first \$10,000.00 plus \$2.00 for each additional \$1,000, or fraction thereof, to and including \$100,000.00
\$100,000.01		and up	\$305 for the first \$100,000.00 plus \$1.00 for each additional \$1,000, or fraction thereof

Table D-2: Residential Mechanical Permit Fees	
1 & 2 Family Dwellings: New, Additions, Alterations, Repairs, & Accessory Structure Manufactured Dwellings: New, Additions, Alterations, Repairs, & Accessory Structure	
Air conditioner	\$15.00
Air handling unit of up to 10,000 cfm	\$11.00
Air handling unit 10,001 cfm and over	\$15.00
Appliance or piece of equipment regulated by code but not classified in other appliance categories	\$11.00
Appliance vent installation, relocation or replacement not included in an appliance permit	\$10.00
Attic/crawl space fans	\$10.00
Barbecue	\$11.00
Chimney/liner/flue/vent	\$11.00
Clothes dryer exhaust	\$11.00
Decorative gas fireplace	\$11.00
Ductwork, no appliance/fixture	\$11.00
Evaporative cooler other than portable	\$11.00
Floor furnace, including vent	\$15.00
Flue vent for water heater or gas fireplace	\$10.00
Furnace - greater than 100,000 BTU	\$15.00
Furnace - up to 100,000 BTU	\$15.00
Furnace/burner including duct work/vent/liner	\$15.00
Gas or wood fireplace/insert	\$15.00
Gas fuel piping outlets (four or less connections)	\$10.00
Gas fuel piping outlets (more than four)	\$6.00
Heat pump	\$15.00
Hood served by mechanical exhaust, including ducts for hood	\$15.00
Hydronic hot water system	\$15.00
Installation or relocation domestic-type incinerator	\$15.00
Mini split system	\$15.00
Oil tank/gas/diesel generators	\$15.00
Pool or spa heater, kiln	\$15.00
Range hood/other kitchen equipment	\$15.00
Repair, alteration, or addition to mechanical appliance including installation of controls	\$15.00
Suspended heater, recessed wall heater, or floor mounted unit heater	\$15.00
Ventilation fan connected to single duct	\$10.00
Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$10.00
Water heater	\$15.00
Wood/pellet stove	\$15.00
Other heating/cooling	\$12.00
Other fuel appliance	\$12.00
Other environment exhaust/ventilation	\$10.00
Minimum Permit Fee	\$40.00

Table D-3: Mechanical Permits – Related Fees	
Other Inspections and Fees	Fee
Mechanical Plan Review – when required or requested	25 % of the permit fee
Additional Mechanical Plan Review required due to revisions to the construction documents	\$ 50.00/ hour
Re-inspection Fee	\$75.00 each
Inspections outside of normal business hours	\$80.00/ hour (one hour minimum)
Inspections for which no fee is specifically indicated	\$80.00/ hour (one hour minimum)
Investigation Fee	\$80.00 / hour
General State Surcharge: ORS 455.210	As set by the State of Oregon

E. Plumbing Permits:

Table E-1: Plumbing Permit Fees		
Description (Note: A “half” bath is equivalent to a single bathroom)		Fee
One Bathroom	No additional fee shall be charged for the first 100 feet of water and sewer lines, hose bibbs, icemakers, underfloor low point drains, and rain drain package that include the piping, gutters, downspouts, and perimeter system.	\$275.00
Two Bathroom		\$300.00
Three Bathroom		\$344.00
Each additional Bath/Kitchen		\$375.00
Each additional 100 ft of water, sewer, or storm line or fraction thereof.		\$30.00 per type
Residential Fire Sprinkler System Multipurpose/Continuous loop		See Table E-4

Table E-2: Plumbing Permit Fees		
Residential: Additions, Alterations, Repairs, & Accessory Structure Commercial: New, Additions, Alterations, Repairs, Accessory Structure, & Fire Systems Multifamily: New, Additions, Alteration, Repairs, Accessory Structure & Fire Systems Manufactured Dwellings: New (utilities beyond 30 ft), Additions, Alterations, Repairs, & Accessory Structure		
Site Utilities:	Fee/Unit	
Sanitary sewer –first 100 feet	\$50.00	
-- each additional 100 feet, or fraction thereof	\$30.00	
Storm sewer including trench drains, leach lines, and drywells –first 100 feet	\$50.00	
-- each additional 100 feet, or fraction thereof	\$30.00	
Water service –first 100 feet	\$50.00	
-- each additional 100 feet, or fraction thereof	\$30.00	
Fixtures or Items:	Residential Fee/Unit	Commercial Fee/Unit
Alternate potable water heating system	\$30.00	\$35.00
Backflow preventer	\$45.00	\$50.00
Backwater valve	\$45.00	\$50.00
Catch Basin	\$ 25.00	\$25.00
Clothes washer	\$25.00	\$25.00
Dishwasher	\$25.00	\$25.00
Drinking fountain	\$25.00	\$25.00
Ejectors/sump pump	\$45.00	\$50.00
Expansion tank	\$25.00	\$50.00
Fixture Cap	\$20.00	\$20.00
Floor drain/floor sink/hub drain	\$25.00	\$30.00
Garbage disposal	\$25.00	\$30.00
Hose bib	\$20.00	\$20.00
Ice maker	\$25.00	\$50.00
Interceptor/Grease Trap	\$30.00	\$50.00
Primer	\$20.00	\$20.00
Replacing in-building water supply lines-number of branches		
Residential- first floor	\$75.00	
Each additional floor	\$25.00	
Commercial- first five branches		\$80.00
Each fixture branch over five		\$20.00
Roof Drain	\$25.00	\$25.00
Sink/basin/lavatory	\$25.00	\$30.00
Swimming pool piping	\$25.00	\$50.00
Trench Drain	\$30.00	\$50.00
Tub/shower/shower pan	\$25.00	\$30.00

Urinal	\$20.00	\$25.00
Water closet	\$25.00	\$25.00
Water heater	\$25.00	\$25.00
Other - plumbing	\$25.00	\$46.00
Medical Gas Installations (Plan Review Required)	Based on valuation using Table A-1	
Minimum Permit Fee	\$ 45.00	\$ 65.00

Table E-3: Plumbing Permits - Related Fees

Other Inspections and Fees	Fee
Plumbing Plan Review – when required or requested (Plan review is required for Medical Gas Installations, Fire Suppression Systems, and complex structures as defined by OAR)	25% of the permit fee
Additional Plumbing Plan Review required due to revisions to the construction documents	\$60.00 / hour
Re-inspection Fee	\$60.000 each
Inspections outside of normal Business	\$60.00 / hour (one hour minimum)
Inspections for which no fee is	\$60.00 / hour
Investigation Fee – work done without permits	\$ 80.00 / hour
General State Surcharge: ORS 455.210	As set by the State of Oregon

Table E-4: Plumbing Permits – Residential Fire Systems ¹
 Multipurpose or Continuous Loop Fire Suppression Systems
 (Fees based on total square footage of the dwelling unit to be covered by the system)

Total Square Footage	Permit Fee (Includes plan review)
0 to 2,000 square feet	\$87.00
2,001 to 3,600 square feet	\$129.00
3,601 to 7,200 square feet	\$164.00
Over 7,200 square feet	\$200.00

¹ Stand-alone systems are permitted under separate building permits. However, a plumbing permit for a backflow prevention device (in the event of connectivity to potable water supply) is required. Plan review is required on all residential Fire Suppression Systems.

F. Electrical Permits

Table F-1: Electrical Permit Fees	
Residential: New, Additions, Alterations, Repairs, & Accessory Structure Commercial: New, Alterations, Additions, Repairs, & Accessory Structure Multifamily: New, Alterations, Additions, Repairs, & Accessory Structure	
A. 1 & 2 Family Dwelling-New or Multi-Family Dwelling Building - New: Service Included	Fee/Equipment
1000 square feet or less	\$106.00
--Each additional 500 square feet, or fraction thereof	\$19.00
--Limited energy, for New Residential Dwellings NOTE: <i>If a limited energy permit is purchased separately from the new building electrical permit, use fee listed in the "Miscellaneous" section.</i>	\$25.00
New Multi-family Construction Largest unit uses above sq. ft.; each additional unit Limited Energy Protective Signaling	50% of largest unit rate \$63.00 / floor \$63.00 / floor
B. Services or Feeders Installation, Alterations or Relocation (Does not include branch circuits)	
200 amps or less	\$79.00
201 amps to 400 amps	\$94.00
401 amps to 600 amps	\$156.00
601 amps to 1000 amps	\$204.00
Over 1000 amps or volts	\$469.00
C. Temporary Services/Feeders Installation, Alteration, or Relocation	
200 amps or less	\$63.00
201 amps to 400 amps	\$86.00
401 amps to 600 amps	\$125.00
601 amps to 1000 amps	\$163.00
Over 1000 amps or 1000 volts	\$375.00
D. Branch Circuits - New, Alterations or Extension, per Panel	
Feeder for branch circuits with above service or feeder fee -- each branch circuit	\$4.00
Fee for branch circuits without service or feeder -- First branch circuit	\$54.00
-- Each additional branch circuit	\$4.00
E. Miscellaneous (Service or Feeder Not Included)	
Each manufactured or modular dwelling, service and/or feeder	\$63.00
Reconnect only	\$63.00
Pump or irrigation circle	\$63.00
Sign or outline lighting	\$63.00
Each signal circuit(s) or each limited-energy panel alteration or extension	\$63.00
F. Renewable Electrical Energy	
5 kva or less (all renewable types)	\$79.00
5.01 to 15.00 kva (all renewable types)	\$94.00
15.01 to 25.00 kva (all renewable types)	\$156.00
For wind generation systems in excess of 25 kva: 25.01 kva to 50.00 kva	\$204.00
50.01 kva to 100 kva	\$469.00
Over 100 kva	Use sections B or C, plus D
Base fee for solar generation systems in excess of 25 kva Add for each additional kva, or fraction thereof over 25. Maximum fee is 100 KVA	\$156.00 \$6.24

Table F-2: Electrical Permits - Related Fees	
Other Inspections and Fees	Fee
Electrical Plan Review – when requested or required by OAR Chapter 918, Division 311	25% of the permit fee
Additional Electrical Plan Review required due to revisions to the construction documents	\$86 / hour
Re-inspection Fee	\$86.00 each
Inspections outside of normal Business hours	\$86.00 / hour (one hour minimum)
Inspections for which no fee is specifically indicated	\$86.00 / hour
Investigation Fee	\$86.00 / hour
Master Permit Inspection Program OAR 918-309-0100 (a) Application fee: 1 st time only, no charge for renewals (b) Inspection fee (includes inspection, report writing and travel time) per hour	\$100.00 \$86.00
General State Surcharge: ORS 455.210	As set by the State of Oregon

G. Customized Permit Services

Table G-1: Phased Plan Review

Authorizes construction to begin on a portion or portions of a building before the construction documents for the whole building have been submitted.

Service Option	Fee
Phased Plan Review – in addition to standard plan review fees	\$250.00 application fee per phase plus 10% of the total building permit fee not to exceed \$1,500.00 per phase

Table G-2: Deferred Plans Submittal

Portions of a building design are allowed to be submitted separately. Does not apply to deferred permits.

Service Option	Fee
Deferred Plans Submittal – in addition to the project plan review fee based on total project value.	65% of the structural permit fee calculated using the value of the particular deferred portion or portions of the project, with a minimum fee of \$150.00.

J. Miscellaneous Fees

Table J-1: Miscellaneous Fees	
Description	Fee
<p>Copies: Up to 11 x 17</p> <p style="padding-left: 40px;">Black & White</p> <p style="padding-left: 40px;">Color</p>	<p>Single: \$0.25 per page Double-sided: \$0.50 per</p> <p>Single: \$1.00 per page Double-sided: \$2.00 per page</p>
<p>Copies over 11 x 17</p> <p style="padding-left: 40px;">Black & White</p> <p style="padding-left: 80px;">18 x 24</p> <p style="padding-left: 80px;">24 x 36</p> <p style="padding-left: 80px;">36 x 40</p>	<p>\$ 3.50/sheet</p> <p>\$ 4.50/sheet</p> <p>\$ 5.5/sheet</p>