



RESOLUTION NO. 7339

A RESOLUTION SETTING BUILDING DIVISION FEES AND REPEALING RESOLUTION NO. 7224 (A RESOLUTION AMENDING THE FEE SCHEDULE FOR CERTAIN BUILDING DIVISION FEES AND REPEALING RESOLUTION NO. 5891); AND ALSO REPEALING RESOLUTIONS NO. 6849 AND 6478

WHEREAS, building fees were last updated on June 14, 2023, by Resolution No. 7224; and

WHEREAS, the Albany Building Division has performed a program analysis and determined areas where fees should be adjusted to meet the cost recovery criteria of Section 18.12.010(2) of the Albany Municipal Code; and

WHEREAS, Resolutions No. 6849 and 6478 setting building division fees were never officially repealed; and

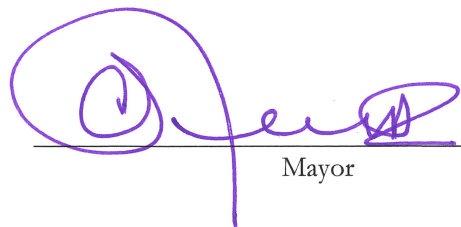
WHEREAS, the Albany City Council reviewed the proposed building fees shown in attached "Exhibit A" and held a public hearing on June 12, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that Resolutions No. 7224, 6849, and 6478 are hereby repealed; and

BE IT FURTHER RESOLVED that the building division permit fees shown in the attached "Exhibit A" are adopted by the City of Albany; and

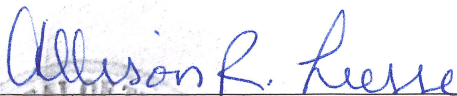
BE IT FURTHER RESOLVED that the effective date of these fees shall be July 1, 2024.

DATED THIS 12TH DAY OF JUNE 2024.



Mayor

ATTEST:



City Clerk



CITY OF ALBANY BUILDING PERMIT FEES*

1. BUILDING PERMITS:

- One- & two-dwelling structures are residential structures and their accessory structures, which are regulated by the **Oregon Residential Specialty Code (ORSC)**.
- Multi-dwelling structures include all residential structures not regulated by the ORSC and that are regulated by the **Oregon Structural Specialty Code (OSSC)**.
- Commercial includes all other structures regulated by the **Oregon Structural Specialty Code (OSSC)**.

One- and Two-dwelling, Multi-dwelling, and Commercial Building Permits

Total Valuation ¹	
\$0 to \$25,000	\$89.00 for the first \$2,000 plus \$10.05 for each additional \$1,000 or fraction
\$25,001 to \$50,000	\$320.00 for the first \$25,000 plus \$8.13 for each additional \$1,000 or fraction
\$50,001 to \$100,000	\$515.00 for the first \$50,000 plus \$6.13 for each additional \$1,000 or fraction
\$100,001 and up	\$815.00 for the first \$100,000 plus \$4.45 for each additional \$1,000 or fraction

¹ Valuation is based on the methodology specified in OAR 918-050-0100. See the ICC Valuation Table on Page 2.

Building Permit Plan Review¹

Building plan review fee ¹	50% of building permit fee (\$89 minimum)
FLS review fee ²	50% of the building permit fee(\$89 minimum)
One & Two-Dwelling Master Plan Review Discount ⁶	50% discount on subsequent building plan review fee
Deferred submittal ³ (per deferred item)	\$250.00
Phased project application fee ^{3,4}	\$250.00
Phased project review fee ^{3,4,5}	10% of building permit fee (\$1,500 max)
Additional plan review for plan review responses ⁷	\$89.00/hour (2 hour min.)
Additional plan review for revisions to approved plans	\$89.00/hour (1 hour min.)
Alternate materials and methods review fee ³	\$89.00/hour (2 hour min.)
Third-party plan review fee ³	\$125.00/hour (2 hour min.)
Additional consultation/research/administrative services ³	\$89.00/hour (2 hour min.)

¹ Plan review is required on all building permits unless waived by the Building Official (AMC 18.06.030)

² FLS review fee is required on all projects specified under ORS 479.155(2)

³ This fee is in addition to applicable plan review and permit fees.

⁴ Phased projects are subject to the approval of the Building Official.

⁵ Phased project review fee is applied to each phase of the project.

⁶ The initial Master Plan Review must be requested at the time of application for the initial plan review

⁷ Fee applies to projects exceeding two plan review letters, unless waived by the Building Official

* The fees list under the Building Division section are only the fees adopted pursuant to the applicable Oregon Administrative Rule. Additional fees from other departments may be required for your project. Please see the adopted fees for the appropriate department.

ICC CONSTRUCTION VALUATION ¹

Valuation is the actual cost to build. ²

However, valuation shall be no less than those contained in this table.

Square Foot Construction Costs ^{a, b, c, d}

Group (International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	330.56	318.80	309.39	297.20	277.71	269.67	287.04	258.79	248.89
A-1 Assembly, theaters, without stage	303.49	291.73	282.32	270.13	250.88	242.84	259.97	231.96	222.06
A-2 Assembly, nightclubs	272.51	264.43	256.91	248.19	232.76	226.12	239.28	211.57	204.72
A-2 Assembly, restaurants, bars, banquet halls	271.51	263.43	254.91	247.19	230.76	225.12	238.28	209.57	203.72
A-3 Assembly, churches	308.01	296.25	286.81	274.65	255.52	247.48	261.99	236.60	226.71
A-3 Assembly, schools, halls, libraries, museums	258.66	246.90	236.50	225.30	205.06	198.01	213.75	186.13	177.24
A-3 Assembly, carport, covered porch, patio, or deck	57.05	53.69	49.95	47.80	42.57	39.77	45.50	33.74	32.10
E Educational	276.33	266.73	258.30	247.60	231.08	219.28	239.09	202.46	195.97
F-1 Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2 Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1 High hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	N.P.
H234 High hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
I-1 Institutional, supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
I-2 Institutional, hospitals	455.16	444.88	434.86	423.47	399.17	N.P.	413.57	374.14	N.P.
I-2 Institutional, nursing homes	315.97	303.75	293.73	282.34	261.43	N.P.	272.44	236.40	N.P.
I-3 Institutional, restrained	338.01	327.73	317.71	306.32	285.40	276.05	296.41	260.38	248.77
I-4 Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M Mercantile	203.29	195.21	186.69	178.98	163.28	157.64	170.06	142.09	136.24
R-1 Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2 Residential, multiple family	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3 Residential, one- and two-family	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4 Residential, care/assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1 Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2 Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

This valuation table is not adopted as part of this resolution. This table is updated as required in OAR 918-50-0100 (1)(c) on April 1 of each year.

- a. Private garages use utility, miscellaneous
- b. Unfinished basements (Group R-3) = \$31.50 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

Example:

4,000 sq. ft. Office Building (Business, Type IIB)
 4,000 x \$233.85= \$935,400

¹ Valuation is determined by the Building Official

² One- and two-family new construction and additions shall be based on the ICC Table (OAR 918-050-0100 (1)(c))

2. ELECTRICAL PERMITS:

RESIDENTIAL PER UNIT: (Square footage includes attached garages and/or storage spaces)

1000 sq. ft. or less	\$158.00
Each additional 500 sq. ft. or portion	\$ 37.00
Limited energy	\$ 89.00

In a multifamily structure, OAR 918-309-0030 (5)(b) requires the electrical permit fee to be calculated by taking the square footage of the largest unit in the building and computing the fee. A fee of one-half of the first unit fee is applied to all additional units in the building regardless of size. In a multifamily structure, OAR 918-309-0030 (3)(b) requires one limited energy permit per building.

Residential remodels, additions, alterations or repairs shall use the lower of the square footage of the area being remodeled/added or the calculated branch circuit fee.

SERVICES OR FEEDERS: (Installation, Alterations or Relocation – no circuits included)

200 amps or less	\$ 89.00
201 to 400 amps	\$ 110.00
401 to 600 amps	\$189.00
601 to 1000 amps	\$246.00
1000+ amps or volts	\$475.00
Reconnect only	\$ 89.00
Manufactured home/modular service/feeder	\$ 89.00

TEMPORARY SERVICES OR FEEDERS: (Installation, Alterations, or Relocation)

200 amps or less	\$ 89.00
201 to 400 amps	\$ 110.00
401 to 600 amps	\$189.00
601 to 1000 amps	\$246.00
1000+ amps or volts	\$475.00

BRANCH CIRCUITS: (New, alteration, or extension per panel)

Branch circuits with purchase of service or feeder fee (each)	\$ 6.80
Branch circuit without purchase of service or feeder fee	\$ 89.00
Each additional	\$ 6.80

MISCELLANEOUS: (Service or feeder NOT included)

Renewable electrical energy systems	\$ 89.00
Pump or irrigation circle	\$ 89.00
Sign or outline lighting	\$ 89.00
Signal circuits or limited energy panel, alteration/extensions	\$ 89.00
Master Label Permit Annual set-up fee	\$150.00
Each Master Label inspection	\$89.00/hour (1 hour min.)
Minor Label with corrections	\$89.00/hour (1 hour min.)

ADDITIONAL INSPECTION FEES OVER THE ALLOWABLE IN ANY OF THE ABOVE:

Per inspection or re-inspection when added to an existing permit	\$ 89.00
Miscellaneous hourly fee for inspections	\$89.00/hour (1 hour min.)

PLAN REVIEW FEE:

50% of electrical permit, if required

Plus 12% state surcharge

3. FIRE ALARM PERMITS: *(Electrical permit required, see Section 2)*

Fire alarm control panel\$ 89.00

SIGNAL INITIATING AND NOTIFICATION DEVICES:

Initiating and notification devices: detectors, pull stations, horns, strobes, annunciators water flow, tamper switches

1-10\$ 89.00

11-20\$136.00

Each additional 30 (or fraction thereof)\$ 47.00

PLAN REVIEW FEE 50% of fire alarm permit, \$50.00 minimum

4. FIRE SPRINKLER PERMITS:

One- & Two-Family Fire Suppression Systems (NFPA 13D)¹

Square Footage	Fee ²
0 to 2,000 sq. ft.	\$235.00
2,001 to 3,600 sq. ft.	\$260.00
3,601 to 7,200 sq. ft.	\$285.00
7,201 sq. ft. +	\$315.00

¹Separate plumbing permit required for integrated systems and/or the double detector check valve

²Includes plan review

Commercial & Multifamily Fire Suppression Systems (NFPA 13R & NFPA 13)

Add/replace valves, attachments, or devices..... \$ 89.00 Min

Fire pump installation or replacement\$184.00 each

Hood suppression systems (per hood)\$137.00 each

Fire Service Line (including each vault, PIV, and fire line).....\$210.00 each

New, lower/raise, and relocate fire sprinkler heads

1 to 25.....\$ 89.00

26 to 50.....\$ 131.00

51 to 100.....\$ 173.00

101 to 200.....\$ 220.00

201 to 300.....\$ 268.00

301 to 400.....\$ 315.00

401 to 500.....\$362.00

Each 100 heads or fraction thereof over 500.....\$ 47.00

Each riser (Included hydrostatic and flush test)\$ 158.00

Storage tank (in addition to separate building permit)\$ 220.00

Standpipe or other testing \$89.00 per staff/hour (2-Hour min.)

PLAN REVIEW FEE:

50% of fire sprinkler permit (\$50.00 minimum).

Revisions, including field review inspection of as-builts\$89.00/hour (\$50.00min)

Additional inspections/plan review as required by Building Official \$89.00/hour

5. MANUFACTURED HOME PERMITS:

Manufactured home setup\$ 405.00

plus 12% state surcharge\$ 48.60

State fee.....\$ 30.00

Manufactured home setup fee includes the electrical feeder, plumbing connections, and all cross-over connections.

Accessory structures, utility connections beyond 30 lineal feet and/or new or additional electrical services or plumbing require additional permits.

Plus 12% state surcharge

6. MECHANICAL PERMITS:

**1 & 2 Family Dwelling / Manufactured Dwellings:
New, Additions, Alterations, Repairs, & Accessory Structures**

Minimum permit fee.....	\$89.00
Gas System (New or Alterations)	\$ 32.00 each
Appliances (Furnace, Heat Pumps, Air conditioner and Fireplaces)	\$32.00 each
Exhaust Fans and Range Hoods.....	\$16.00 each
HVAC Ductwork System	\$32.00 each
Miscellaneous systems (ex: radon systems, LP systems,).....	\$32.00 each

Commercial & Multi-dwelling: New, Alterations, Additions, Repairs, & Accessory Structures

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

Total Valuation	Fee
\$0 to \$25,000	\$89.00 for the first \$2,000 plus \$11.28 for each additional \$1,000 or fraction
\$25,001 to \$50,000	\$347.00 for the first \$25,000 plus \$9.17 for each additional \$1,000 or fraction
\$50,001 to \$100,000	\$567.00 for the first \$50,000 plus \$6.92 for each additional \$1,000 or fraction
\$100,001 and up	\$906.00 for the first \$100,000 plus \$5.04 for each additional \$1,000 or fraction

Mechanical plan review –50% of the permit fee

7. MISCELLANEOUS PERMITS/FEEES:

- o Moving a building \$250.00
- o Demolition (plumbing permit may be required) \$ 125.00
- o Change of occupancy \$200.00
 - plus research fee as needed \$89.00/hour
- o Inspections for which no fee is specifically indicated \$89.00/hour (1 hour min.)
- o Compliance inspections \$89.00/hour (1 hour min.)
- o Re-inspections \$89.00/hour (1 hour min.)
- o Work without a Permit Actual cost of investigation (\$236 minimum)
- o Temporary Certificate of Occupancy: (Each 30 days)
 - Application Processing Fee \$200.00
 - Commercial (Per tenant suite) \$300.00
 - Residential Structures (Per dwelling unit) \$ 100.00
- o Expedited Services: (*Applies to projects not requiring review from other departments*)
 - Plan review^{1, 2} \$125.00 hour/ (2 hour min.)
 - After hours inspections² \$125.00 hour/ (2 hour min.)
 - Minor on-site plan review^{1, 2} \$89.00 hour/ (2 hour min.)
 - ¹Request shall be made at time of permit application
 - ²Fees are in addition to regular permit and review fees
- o Refund Administrative Charge..... \$50.00
- o Expired permit reinstatement 50% of current permit fee

Plus 12% state surcharge

8. PARKING LOT PERMITS: (Standalone or part of the structural permit)

Parking Lot

Accessible Spaces	Fee
1 - 3 Spaces	\$89.00
4 – 6 Spaces	\$130.00
7 + Spaces	\$185.00

Parking lot plan review 50% of permit fee
 Additional consultation and/or inspections as needed \$89.00/hour (1 hour min.)

9. PLUMBING PERMITS:

New 1 & 2 Dwelling Structures

Fee includes the first 100 feet of water and sewer service, hose bibbs, icemakers, backflow device, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system.

One bathroom¹ & kitchen.....\$368.00
 Two bathrooms¹ & kitchen.....\$446.00
 Three bathrooms¹ & kitchen.....\$525.00
 Each additional bath¹/kitchen.....\$ 79.00

¹A half-bath is equivalent to a single bathroom

**Commercial, Multi-dwelling, Manufactured Dwellings, 1 & 2 Dwelling Structures
 New¹, Additions, Alterations, Repairs, & Accessory Structures**

¹Excludes 1 & 2 Dwelling Structures, see fee schedule above.

Minimum permit fee \$89.00
 Each plumbing fixture or items (per fixture or item).....\$22.00

Includes: Absorption valve, clothes washer, dishwasher, drinking fountain, ejectors/sump, expansion tank, floor drain/sink/tub, garbage disposal, hose bibb, icemaker, trap primer, sewer cap, sink/basin/lavatory, tub/shower/shower pan, urinal, water closet, water heater, tankless water heater, backflow preventer, backwater valve, other fixtures or items not named above.

Other Plumbing Fees:

Potable Water Distribution or Sanitary Waste System Repipe (Each System) \$ 89.00

Sewer:

First 100 feet \$89.00
 For each additional 100 feet or portion \$ 47.00

Water service:

First 100 feet \$89.00
 For each additional 100 feet or portion \$ 47.00

Storm and rain drain:

First 100 feet \$89.00
 For each additional 100 feet or portion \$ 47.00

Manufactured home space (if not covered by siting fee)\$89.00

Plumbing plan review – When required or requested 50% of the permit fee

Minor Label with Corrections... .. \$89.00/hour (1 hour min.)

Medical Gas Installation

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	Fee
\$0 to \$5,000	\$89.00
\$5,001 to \$10,000	\$89.00 plus \$1.68 for each additional \$100 or fraction thereof over \$5,000
\$10,001 to \$100,000	\$173.00 plus \$1.93 for each additional \$1,000 or fraction thereof over \$10,000
\$100,001 and more	\$347.00 plus \$1.05 for each additional \$1,000 or fraction thereof over 100,000

Plumbing plan review¹..... 50 % of the permit fee
¹Plan review is required on all Medical Gas installations

10. Reroof Permit:

Commercial and multifamily (where no structural work occurs)\$236.00
 Plan review fee 50% of Permit Fee

11. SIGN PERMITS:

Freestanding, projecting, and monument signs (per sign)\$ 42.00
 All other signs (per sign).....\$ 42.00
 Minimum..... \$89.00
 Plan Review..... 50% of Permit Fee (\$50.00 Min)

Temporary signs include a base fee of \$50.00 plus \$10.00 per sign

12. SOLAR SYSTEM PERMITS:

PRESCRIPTIVE PATH SYSTEMS:\$263.00
 Qualifying roof installations on conventional light-frame construction. Includes plan review
 Additional inspections \$89.00/hour (1 hour min.)

ENGINEERED SYSTEMSFair Market Value of work performed (\$263.00 Min)
 Indicate value of structural elements for the solar panels, including racking, mounting elements, rails, and the cost of labor to install. See Building Permit fees.