



BUILDING DIVISION FEES ([Res. 11-04, Effective 4/1/2011](#)), ([Res. 13-25, Effective 12/3/2013](#))
 Section 8 can be found on ([Res. 05-14, Effective 7/1/05](#))

Section 1: Building (Structural) Permits - Residential and Commercial

Minimum Building (Structural) permit fee..... \$ 85.00
 Building (Structural) Permits - Residential & Commercial - Valuation and Permit Fees shall be calculated per OAR 918-050-0100 based on the total valuation of all construction work. This work includes all finish work, painting, roofing, electrical, plumbing, HVAC, elevators, fire sprinklers, contractor's profit, and other permanent work or equipment. ICC publishes a Building Valuation Data Table or the applicant may submit a cost estimate. The greater of the two values shall be used.

Permit Fee Schedule – Residential and Commercial (**based on the total valuation of all construction work**)

Less than \$4,000	\$85.00 Minimum
\$4,001-\$25,000	\$85.00 plus \$11.10 for each add'l \$1000 over \$4,000
\$25,001-\$50,000	\$318.10 plus \$8.25 for each add'l \$1000 over \$25,000
\$50,001-\$100,000	\$524.35 plus \$5.55 for each add'l \$1000 over \$50,000
\$100,001 and up	\$801.85 plus \$4.65 for each add'l \$1000 over \$100,000

Structural Plan Review Fees (Residential and Commercial)65% of the permit fee
Fire Life Safety Plan Review Fee (Commercial only)40% of the permit fee
State Surcharge Fee 12% of the permit fee

The State of Oregon charges a 12% surcharge on all Building, Mechanical, Plumbing and Electrical permits for the statewide building codes programs. There is no surcharge for plan review fees.

Master Plan Program (1&2 Family Dwelling Only) [Res. 18-47 Eff. 9/18/18](#)

Set up fee for Master plan	\$250
Initial Plan Review	65% of the building permit fee
Plan Review fee for subsequent submittals of identical plan	50% of the initial plan review fee

Section 2: Mechanical Permits - Residential and Commercial

Minimum Mechanical Permit Fee \$ 85.00

Mechanical Permits – Residential: Heating / Cooling

Furnace	\$17.50
Air Conditioner	\$17.50
Heat Pump	\$17.50
Duct Work	\$17.50
Hydronic Piping System	\$17.50

Boiler, Including Vent	\$17.50
Gas Heaters, Unit In-Wall, In-Duct, Suspended, etc...	\$17.50
Flue for any of the above	\$17.50

Other Fuel Appliances

Gas Water Heater	\$17.50
Gas Fireplace	\$25.00
Flue for Water Heater or Gas Fireplace	\$17.50
Gas Log, Log Lighter	\$25.00
Pool or Spa Heater, Kiln	\$45.00
Wood Stove, Pellet Stove	\$45.00
Chimney, Liner, Flue, Vent, w/o Appliance	\$17.50
Oil Tank, Gas or Diesel Generator	\$25.00
Range Hood, Other Kitchen Equipt.	\$7.50
Clothes Dryer Exhaust	\$7.50
Single-Duct Exhaust (bathrooms, toilet compartments, utility rooms)	\$7.50
Attic, Crawlspace Fan	\$7.50
Radon Mitigation System	\$17.50

Fuel Piping and Distribution

First four (4) Gas Appliances	\$20
Each additional Gas Outlet (Gas piping plan required with > 4 appliances)	\$1.50

Mechanical Permits – Commercial – Fees are per schedule below based on valuation of mechanical work.

Permit fee Schedule (Based on the total valuation of the mechanical work)

Less than \$5,000	85.00 minimum permit
\$5,001 - \$10,000	\$85.00 plus \$1.66 for each add'l \$100 over \$5,000
\$10,001 - \$100,000	\$168.00 plus \$10.20 for each add'l \$1000 over \$10,000
\$100,001 and up	\$1,086.00 plus \$7.00 for each add'l \$1000 over \$100,000

Mechanical Plan Review Fee (Commercial Only) 25% of Mechanical Fee

Section 3: Plumbing Permits - Residential and Commercial

Minimum Plumbing Permit Fee\$ 85.00

Residential Plumbing Permits—New Dwellings: (Includes first 100 ft. of water piping, sanitary and storm sewer lines.)

Single Family Residential (1) Bath	\$629
Single Family Residential (2) Bath	\$714
Single Family Residential (3) Bath	\$790
Each additional half bathroom, full bathroom, or kitchen	\$170

Residential & Commercial Plumbing - Site Utilities:

Catch Basin or Area Drain	\$26
Drywell, Leach Line, or Trench Drain	\$26
Manufactured Home Utilities	\$104
Manholes	\$26
Rain Drain	\$26
Sanitary Sewer (100 Linear ft.)	\$96
Storm Sewer (100 Linear ft.)	\$96
Water Service (100 linear ft.)	\$96

Residential & Commercial - Fixture or Item:

Backflow	\$26
Backwater Valve	\$26
Clothes Washer	\$26
Dishwasher	\$26
Drinking Fountain	\$26
Ejector, Sump	\$26
Expansion Tank	\$26
Fixture, Sewer Cap	\$26
Floor Drain, Floor Sink, Hub Drain	\$26
Garbage Disposal	\$26
Hose Bibb	\$26

IceMaker	\$26
Interceptor	\$26
Primer	\$26
RoofDrain(Commercial)	\$26
Sink,Basin,Lavatory	\$26
Tub,Shower,ShowerPan	\$26
Urinal	\$26
WaterCloset	\$26
Water Heater	\$26
Interior Piping –waste or water per floor	\$26

Fire sprinklers, Multi Purpose or Continuous Loop (Residential), Use Plumbing Permit Application, includes Plan Review

Less than 2,000 sq. ft	\$164
2,001 sq. ft. to 3,600 sq. ft	\$234
3,601 sq. ft. to 7,200 sq. ft	\$270
7,201 sq. ft. and up	\$304

Rain Water Harvesting Fee Schedule (based on valuation of work)

Less than \$5,000	\$100
\$5,001 - \$10,000	\$100.00 plus \$1.50 for each add'l \$100 over \$5,000
\$10,001 - \$100,000	\$175.00 plus \$10.20 for each add'l \$1000 over \$10,000
\$100,001 and up	\$1,093.00 plus \$7.00 for each add'l \$1000 over \$100,000

Medical Gas Fee Schedule (based on valuation of work)

Less than \$5,000	\$100
\$5,001 - \$10,000	\$100.00 plus \$1.50 for each add'l \$100 over \$5,000
\$10,001 - \$100,000	\$175.00 plus \$10.20 for each add'l \$1000 over \$10,000
\$100,001 and up	\$1,093.00 plus \$7.00 for each add'l \$1000 over \$100,000

Plan Review Fee for complex structures only:30% of Plumbing Permit Fee

Section 4: Sewer Permit Fees

Reversal of building drain without individual fixture connection	\$40
Connection to each individual fixture	\$26
Sewer Connection Permit	\$42
Abandonment Permit	\$30

Section 5: Electrical

Permit Fees

Electrical Permits, Fees and Inspections are issued and regulated through Clackamas County. The City of Happy Valley will process Residential Permits through Clackamas County at no additional charge. Commercial Permit Applications should be submitted directly to Clackamas County.

Section 6: Grading Permit Fees²

Grading Permit Fee Schedule (Fees based on the number of cubic yards being removed or added to a site).

25 cubic yards or less	10,001 to 100,000 cubic yards
26 to 100 cubic yards	\$85.00 Minimum Permit
101 to 1,000 cubic yards	\$67.50 plus \$31.50 for each add'l 100cys over 100cys
1,001 to 10,000 cubic yards	\$351.00 plus \$27.00 for each add'l 1000cys over 1000cys
10,001 to 100,000 cubic yards	\$594.00 plus \$121.50 for each add'l 10,000cys over 10,000cys
100,001 cubic yards or more	\$1687.50 for 100,000cys plus \$67.50 for each add'l 10,000cys

²Building Division Grading Permit Fees are applied to work not covered by a foundation permit for single-family attached and detached, duplex and triplex developments and grading activities not involving significant cuts and fills or structural construction as determined by the City Engineer and Building Official. All other developments are subject to Engineering Division Grading Permit plan review fees.

Grading Plan Review Fee Schedule

50 cubic yards or less	No charge
51 to 100 cubic yards	\$100
101 to 1,000 cubic yards	\$200
1,001 to 10,000 cubic yards	\$250
10,001 cubic yards or more	\$250.00 for the first 10,000cys + \$50.00 for each add'l 10,000cys

Section 7: Erosion Control/Code Enforcement

Residential	\$400 per single family attached and detached ³ , duplex and triplex development
Multi-Family, Commercial, Industrial and Institutional development	Assigned fee on a per building basis

Section 8: Plan Review Fees ([Res. 05-14, Effective 7/1/05](#))

Planning Division Plan Review Fee

Single-Family detached and attached, duplex and triplex development	\$105
Multi-Family, Commercial, Industrial and Institutional development	5% of Building Permit Fee
Deferred Submittal Fee (OAR 918-050-0170) For plan review on each phase of a phased project, not to exceed \$1,500 for each phase.	\$250 plus 10% of the total project permit fee
Third Party Plan Review Fee	10% of the permit fee (\$85 minimum)
Energy Plan Review	Actual plan review costs plus 10% administrative processing fee Applies to all building permits with valuation over \$2.5 million and to any subsequent tenant improvements.

Senate Bill 2003-711

1&2 family homes with architect/engineer as certified plans examiner for plan review	\$275
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Section 9: Miscellaneous Permits and Fees

A. Appeals Fees – (per appeal)

One and Two- Family Dwellings	\$100
All other occupancies	\$200

B. Certificate of Occupancy

Final	No Charge
Temporary – Commercial	\$250
Temporary – Residential	\$250

C. Consultation Fee..... \$150

For an optional meeting held prior to application for building permits for projects with complex and fairly detailed issues in one or two areas of expertise (e.g., building and fire codes). Limited to two City staff members.

D. Demolition Permit \$110

³Multiple single-family attached structures are inspected and charged the fee per group of buildings.

E. Fire sprinklers, Stand Alone Fire Suppression System (Residential), Use Building Permit Application

Less than 2,000 sq. ft	\$164
2,001 sq. ft. to 3,600 sq. ft	\$234
3,601 sq. ft. to 7,200 sq. ft	\$270
7,201 sq. ft. and up	\$304

F. Inspection Fees

Minimum Inspection Fee	\$85
Re-Inspection Fee	\$85
Inspections outside of normal working hours	\$110 per hour (2 hr. minimum)
Inspection or Plan Review for which no fee is specifically indicated	\$110 per hour
Permit Specialist & Administration	\$69 per hour

G. Manufactured Homes

All jurisdictions in the Tri-County area shall charge a single fee for the installation and set-up of manufactured homes. This single fee shall include concrete slab, runners, or foundations when they comply with the prescriptive requirements of the Oregon Manufactured Dwelling standard, electrical feeder, and plumbing connections, and all cross-over connections.

Installation Permit	\$445
State Manufactured Dwelling and Cabana Fee (ORS 446.176(1)) ORS 446.176(1) and OAR 918-500-0105 require all local governments providing construction permits or inspections for manufactured dwelling and cabana installations to collect and remit to the Department of Consumer and Business Services a \$30 fee for each installation permit issued. This fee is to be added to manufactured dwelling and cabana installation permits only and should not be added to accessory structures or building, electrical, plumbing, mechanical permits or plan reviews.	\$30
Earthquake-resistant bracing when installed separately	\$85

H. Penalty for work commencing before permit issuance..... investigation fee equal to the permit fee.

I. Permit Reinstatement Processing Fee - 50% the amount required for a new permit or \$85.00

minimum. This fee is for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work.

J. Refunds

If a building permit has been issued and no work has been done under the permit, and provided the City receives a request in writing for a refund within 180 days, 75% of the building permit shall be refunded, less the \$60.00 refund processing fee. If the City receives a request for an extension in writing within the original 180 days, the permit may be renewed and the refund period extended for an additional 180 days.

K. Seismic Site Hazard Report Review 1% of total structural fee

Section 10: SDC’s effective 12-9-17 resolution #17-50

The City of Happy Valley has adopted Transportation and Parks System Development Charges (“SDC’s) Ordinances and Methodologies that include related fees for the administration of the SDC Program.

SDC Deferral Plan Program Fee Combined (Transportation & Parks)	\$1500
Transportation SDC Deferral Plan Program Fee	\$1000
Transportation SDC Alternative Trip Generation Study Review Fee	Actual Cost (requires \$1000 deposit)
Credit Voucher Program Administration Fee	\$1000
SDC Refund Application Fee	\$1000
SDC Hearings Officer Appeal Fee	Actual Cost (requires \$2500 deposit)

Park SDC’s effective January 1, 2018, resolution 17-48

(The City of Happy Valley adopted Ordinance No. 530 (12-5-17) creating a new Chapter 3.05 of the Municipal Code, amending the Parks and Recreation System Development Charge.)

DEVELOPMENT CATEGORY	PARKS SDC RATE
Single-Family Residential	\$7000
Multi-Family Residential	\$6095
Non-Residential Development	\$0 per employee