

Columbia County Land Development Services

230 Strand, St. Helens, OR 97051
PHONE (503) 397-1501 FAX (503) 366-3902

STRUCTURAL PERMIT FEES

Fees Effective: August 1, 2017

Planning Release.....\$ 64.00
(If Planning sign-off is required)

Fees based on valuation are subject to 12% State Surcharge....

There is a MINIMUM structural permit fee of....\$106.00

Total Valuation:

Up to \$2,000.....\$106.00

\$2,001 to \$4,000.....\$106.00 for first \$2,000, plus \$3.49 for ea. additional \$1,000, or fraction thereof

\$4,001 to \$7,000..... \$112.98 for first \$4,000, plus \$11.98 for ea. additional \$1,000 or fraction thereof

\$7,001 to \$25,000.....\$148.92 for first \$7,000, plus \$11.17 for ea. additional \$1,000 or fraction thereof,
to and including \$25,000

\$25,001 to \$50,000..... \$349.98 for first \$25,000, plus \$8.77 for ea. additional \$1,000 or fraction thereof,
to and including \$50,000

\$50,001 to \$100,000 \$569.23 for the first \$50,000, plus \$5.85 for ea. additional \$1,000 or fraction
thereof, to and including \$100,000

\$100,001 and up.....\$861.73 for first \$100,000, plus \$4.88 for ea. additional \$1,000 or fraction thereof

Residential Fire Suppression - 13R Standalone Systems (includes plan review)

1 - 2,000 sq. ft.....\$340.00

2,001 - 3,600 sq. ft.....\$367.00

3,601 - 7,200 sq. ft.....\$407.00

7,201 sq. ft. and greater.....\$462.00

Solar Permits

Prescriptive Photovoltaic - All other installations in compliance with section 305.4 of the Oregon Solar Installation Specialty Code; includes plan review.....**\$148.50**

Non-prescriptive Photovoltaic - All other installations based on valuation of the structural elements for the solar panels, including racking, mounting elements, rails, and the cost of the labor to install use Building Valuation table above.

Foot notes to this table (other Inspections and fees):

1. Inspections outside of normal business hours (Minimum charge-two hours).....\$106.00 per hour
2. Re-inspection fees for incomplete work (Minimum Charge-one hour).....\$106.00 per hour
3. Inspection fees for which no fee is specifically indicated (Minimum charge-one hour)....\$106.00 per hour
4. Plan review fee..... 75% of structural fee
5. Additional plan review required by changes, additions or revisions to approved plans....\$106.00 per hour
6. Deferred submittals75% of valuation of deferred part of work; minimum \$106.00. This is in addition to total project plan review fee.

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
COURTHOUSE
ST. HELENS, OREGON 97051
PHONE (503) 397-1501 FAX (503) 366-3902

**MOVABLE COMMERCIAL INSTALLATION
PERMIT FEES**

FEES EFFECTIVE: August 1, 2017

Planning Release Fee.....\$ 64.00

The following fees shall be charged a 12% state surcharge:

Installation of unit.....220.00

Connection water service.....64.00

Connection to sewer or holding tank.....64.00

Plan review **.....48.00

State 12% Surcharge.....40.92

| | |
|--------------------------|-----------------|
| SITING PERMIT FEE | \$491.92 |
|--------------------------|-----------------|

**** Plans for anchoring are required**

Effective: January 1, 2017 Code Compliance Investigation Fee - \$106.00 Per hour (2 hour minimum)
Columbia County Board of Commissioners ♦ Board Order No. 62-2016 ♦ Adopted: October 19, 2016

MISCELLANEOUS FEES

Effective: August 1, 2017

Building Valuation Data - Residential*

| | |
|---|-----------------------------|
| Single Family Dwellings | \$115.02/square foot |
| Basements (finished & unfinished) | \$115.02/square foot |
| Garages (wood or steel frame) | \$45.57/square foot |
| Carports | \$22.79/square foot |
| Pole Buildings (with or without concrete floor) | \$22.79/square foot |
| Decks <i>(permit needed if deck, no matter of size, is 30" above grade at any place)</i> | \$22.79/square foot |
| Covered | \$22.79/square foot |
| Covered Patio Awning | \$22.79/square foot |
| Covered Porch (concrete) | \$22.79/square foot |
| Fences <i>(permit needed if fence is over 7' high)</i> | Go by valuation |

Miscellaneous Fees

| | |
|---|---|
| Temporary Storage of Mobile Home..... | \$182.72 |
| <i>(This permit ONLY for 6 month period)</i> | |
| Change of Use/Change of Occupancy..... | \$182.72 |
| Extension Request..... | \$ 52.00 |
| Temporary Occupancy..... | \$117.00 |
| Roofing Permit (Residential)*..... | \$118.72 |
| <i>* Required when replacing the sheathing or other structural members, to determine new loads imposed on roof. If just the shingles are being replaced, no permit is needed. There can be no more than 2 layers of shingles.</i> | |
| Roofing Permit (Commercial)**..... | Fee based on valuation |
| <i>**Permit required for commercial.</i> | |
| Demolition of Commercial Structure..... | Fee based on structural fee schedule |
| Demolition of Residential Structure..... | \$170.00 |
| Agricultural Building/Equine Building Exemption..... | \$260.00 |
| Temporary While Building..... | \$106.00 |
| Refund Processing Fee..... | \$ 16.00 |

* Building valuation date is determined by using the most recent published valuation data published by the International Code Council (ICC)

Area Development Permit for new Camps and Parks

The Area Development Fee is to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufacture Dwelling/Mobile Home Parks and Table 2 of AR 918-650-0030 for Recreational Park & Organizational Camp Valuation Table, and then applying the valuation amount to the valuation fee table in the Building Permit Fee Table.

Plan Review Fee is 65% of total permit fee.

State Surcharge as required by the State.

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ST. HELENS, OREGON 97051
PHONE (503) 397-1501 FAX (503) 366-3902

MANUFACTURED DWELLING INSTALLATION PERMIT FEES

Fees Effective Date: **August 1, 2017**

Planning Release Fee.....**\$64.00**
State Code Development.....**30.00**

The following fees shall be charged a 12% state surcharge:

Installation of home/s:

Manufactured Home installation.....**\$285.00**
New or relocated septic & storm sewer.....**47.00**
New or relocated water service.....**47.00**
Connection to drain, sewer & water.....**62.00**

| |
|--------------------------|
| SITING PERMIT FEE |
|--------------------------|

| |
|-----------|
| \$ |
|-----------|

Runners or a slab are not required by Oregon law. You may site a manufactured dwelling on a pad of gravel with pier blocks, in accordance with the Oregon Manufactured Dwelling Standards for installation. If pouring runners/slab, a separate permit is required based on valuation of concrete work.

Effective: January 1, 2017 Code Compliance Investigation Fee - \$106.00 Per hour
(2 hr. min) Columbia County Board of Commissioners ♦ Board Order No. 62-2016

♦ Adopted: 10/19/16)

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES

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Effective Date: August 1, 2017

PLUMBING PERMIT FEES

The following fees shall be charged a 12% state surcharge:

1 & 2 Family Dwellings

| | | |
|----|---|----------|
| A. | 1 bathroom house (new construction)..... | \$411.00 |
| B. | 2 bathroom house (new construction)..... | 535.00 |
| C. | 3 bathroom house (new construction)..... | 708.00 |
| D. | Bathroom (each Additional) (new construction)..... | 97.00 |
| E. | Water service (first 100 feet *)..... | 47.00 |
| F. | Sanitary & storm water service each (first 100 feet*)..... | 47.00 |
| G. | Minor installation (per fixture) including additions, remodels..... | 23.00 |
| H. | Special equipment or DWV alteration..... | 64.00 |
| I. | Add'l 100' or part thereof (water, sanitary & storm sewer)..... | 36.00 |

* New Construction is excluded from the 1st 100 feet.

Manufactured Dwellings and Prefabricated Structures

| | | |
|----|---|----------|
| A. | Connection to existing drain, sewer & water (initial install.)..... | \$ 64.00 |
| B. | New sanitary and storm sewer..... | 47.00 |
| C. | New water service..... | 47.00 |
| D. | Add'l 100' or part thereof (water, sanitary & storm sewer)..... | 36.00 |

RV and Manufactured Dwelling Parks

| | | |
|----|---|----------|
| A. | Base fee (includes 5 or less spaces)..... | \$313.00 |
| B. | 6-19 spaces (base fee plus cost per space)..... | 53.00 |
| C. | 20 or more spaces (base fee plus cost per space)..... | 36.00 |
| D. | Structures & storm sewer systems (per fixture)..... | 23.00 |

Commercial, Industrial and Dwellings other than 1 & 2 Family

| | | |
|----|--|------------|
| A. | Per fixture only (see fixture fee below)..... | 23.00 |
| B. | Tub/shower..... | 64.00 |
| C. | Interceptor/grease trap | 64.00 |
| D. | Water service (first 100 feet)..... | 64.00 |
| E. | Building sanitary sewer (first 100 feet)..... | 64.00 |
| F. | Building storm sewer (first 100 feet)..... | 64.00 |
| G. | Add'l 100' or part thereof (water or sewer)..... | 36.00 |
| H. | Medical Gas..... | Valuation |
| I. | Medical Gas plan review..... | 35% of fee |

Residential/Commercial Plumbing Fixtures

| | |
|--------------------------------|----------|
| Absorption valve..... | \$ 23.00 |
| Backflow preventer..... | \$ 23.00 |
| Backwater valve..... | \$ 23.00 |
| Catch basin or area drain..... | \$ 23.00 |
| Clothes washer..... | \$ 23.00 |

| | |
|---|----------|
| Dishwasher..... | \$ 23.00 |
| Drinking fountain..... | \$ 23.00 |
| Drywell, leach line or trench drain..... | \$ 23.00 |
| Ejectors/sump pump..... | \$ 23.00 |
| Expansion tank..... | \$ 23.00 |
| Fixture cap..... | \$ 23.00 |
| Floor drain/floor sink/hub drain..... | \$ 23.00 |
| Garbage disposal..... | \$ 23.00 |
| Hose bib..... | \$ 23.00 |
| Ice maker..... | \$ 23.00 |
| Interceptor/grease trap (commercial)..... | \$ 64.00 |
| Manholes..... | \$ 23.00 |
| Primer..... | \$ 23.00 |
| Septic abandonment..... | \$ 23.00 |
| Sewer Cap..... | \$ 23.00 |
| Sink/basin/lavatory..... | \$ 23.00 |
| Stormwater retention/detention tank/facility..... | \$ 23.00 |
| Swimming pool piping..... | \$ 23.00 |
| Tub/shower/shower pan..... | \$ 64.00 |
| Urinal..... | \$ 23.00 |
| Water closet..... | \$ 23.00 |
| Water heater..... | \$ 23.00 |
| Other - plumbing..... | \$ 23.00 |
| Alternate potable water heating system..... | \$ 23.00 |

Miscellaneous Fees

| | |
|--|-----------|
| A. Reinspection..... | 106.00 |
| B. Specially requested inspections (per hour)..... | 106.00/hr |

Residential Fire Sprinklers - 13DMultipurpose or Continuous Loop Fire Suppression

| | |
|--------------------------------|----------|
| 1 - 2,000 sq. ft..... | \$347.00 |
| 2,001 - 3,600 sq. ft..... | \$375.00 |
| 3,601 - 7,200 sq. ft..... | \$416.00 |
| 7,201 sq. ft. and greater..... | \$472.00 |

Effective: January 1, 2017 - Code Compliance Investigation Fee - \$106.00 per hour (2 hour minimum)
Columbia County Board of Commissioners ♦ Board Order No. 62-2016 ♦ Adopted: 10/19/16

SUBTOTALS:

| | |
|---|----------|
| (a) Enter total of above fees (minimum permit fee \$106)..... | \$ _____ |
| (b) Enter 12 % Surcharge (.12 x total on line (a))..... | \$ _____ |
| (c) Plan review (if required),...35% of line (a)..... | \$ _____ |

| | |
|---|-----------------|
| TOTAL FEES (Subtotals (a) + (b) + (c)) | \$ _____ |
|---|-----------------|

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MECHANICAL PERMIT FEES

Fees Effective: August 1, 2017

Gas fuel piping outlets.....**\$4.42 for first 4, \$1.10 ea. add'l 1**

Appliance Fees: *(Electrical appliances may require electrical permit.)*

| | |
|--|----------------|
| Air Conditioning..... | 12.22 |
| Air Handling Unit of up to 10,000 cfm..... | 12.22 |
| Air Handling Unit 10,001 cfm and over..... | 12.22 |
| Attic/crawl space fans..... | 7.56 |
| Bath Fan (# of fans: _____)..... | 5.99 ea |
| Boiler/compressor/absorption system up to 3 HP or 100,000 BTU..... | 7.96 |
| Boiler/compressor/absorption system up to 15 HP or 500,000 BTU..... | 14.60 |
| Boiler/compressor/absorption system up to 30 HP or 1,000,000 BTU..... | 19.91 |
| Boiler/compressor/absorption system up to 50 HP or 1,750,000 BTU..... | 29.86 |
| Boiler/compressor/absorption system over 50 HP or 1,750,000 BTU..... | 49.77 |
| BBQ (gas)..... | 12.22 |
| Chimney/liner/flue/vent..... | 12.22 |
| *Clothes dryer exhaust..... | 5.99 |
| Fireplace (all types)..... | 12.22 |
| Floor furnace, including vent..... | 12.22 |
| Furnace - up to 100,000 BTU..... | 12.22 |
| Furnace - greater than 100,000 BTU..... | 12.22 |
| Furnace /burner including duct work/vent/liner..... | 12.22 |
| Heat Pump (electric)..... | 12.22 |
| *Range or Cook Top (gas)..... | 12.22 |
| Hood served by mechanical exhaust, including ducts for hood..... | 8.45 |
| Hydronic hot water system..... | 12.22 |
| Installation or relocation domestic-type incinerator..... | 12.22 |
| Mini split system..... | 12.22 |
| Oil tank/gas/diesel generators..... | 12.22 |
| Pool or spa heater, kiln..... | 12.22 |
| Radon mitigation..... | 12.22 |
| Repair, alteration, or addition to mechanical appliance including installation of controls..... | 12.22 |
| Suspended heater, recessed wall heater, or floor mounted unit heater..... | 12.22 |
| Ventilation fan connected to single duct..... | 5.99 |
| Ventilation system not a portion of heating or air-conditioning system authorized by permit..... | 12.22 |

Other heating/cooling.....**12.22**
 Other fuel appliance.....**12.22**
 Other environment exhaust/ventilation.....**12.22**
 Water Heater (gas).....12.22**
 Woodstove/pellet stove.....**12.22**

IF THE ABOVE FEES TOTAL LESS THAN \$106.00, a minimum fee of \$106.00 applies

Effective: January 1, 2017 Code Compliance Investigation Fee - \$106.00 Per hour (2 hour minimum)
 Columbia County Board of Commissioners ♦ Board Order No. 62-2016 ♦ Adopted: October 19, 2016

Unless otherwise noted, fees apply to both gas and electric appliances and include piping.

State 12% Surcharge (*applies to all of above*).....\$ _____

Plan Review Fee (*if required*).....\$ _____

| | |
|-------------------|-----------|
| TOTAL FEES | \$ |
|-------------------|-----------|

*Mechanical permit not required to install electric dryer or electric range/cook top.
 **Mechanical permit not required to install electric water heater, but a Plumbing permit is required for gas and electric water heaters

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COMMERCIAL MECHANICAL PERMIT FEES

Fees Effective: August 1, 2017

The following fees subject to 12% State Surcharge....

There is a **MINIMUM** mechanical permit fee of **\$106.00**

Total Valuation:

| | |
|-----------------------------|--|
| \$1.00 to \$2,000..... | \$106.00 |
| \$2,001 to \$4,000..... | \$106.00 for first \$2,000, plus \$3.49 for ea. additional \$1,000, or fraction thereof |
| \$4,001 to \$7,000..... | \$112.98 for first \$4,000, plus \$11.98 for ea. additional \$1,000, or fraction thereof |
| \$7,001 to \$25,000..... | \$148.92 for the first \$7,000, plus \$11.17 for each additional \$1,000 or fraction thereof, to and including \$25,000 |
| \$25,001 to \$50,000 | \$349.98 for the first \$25,000, plus \$8.77 each additional \$1,000 or fraction thereof, to and including \$50,000 |
| \$50,001 to \$100,000 | \$569.23 for the first \$50,000, plus \$5.85 for each additional \$1,000 or fraction thereof, to and including \$100,000 |
| \$100,001 and up | \$861.73 for the first \$100,000, plus \$4.88 for each additional \$1,000 or fraction thereof. |

Other Inspections And Fees:

1. Inspection outside of normal business hours(minimum charge—two hours).....\$106.00 per hour
2. Reinspection fees.....\$106.00 per hour
3. Inspections for which no fee is specifically indicated.....\$106.00 per hour
4. Plan review fee.....35% of permit fee
5. Additional plan review required by changes, additions or revisions to approved plans(min—one half hour).....\$106.00 per hour
6. Fire life safety plan review(if required).....50% of permit fee

Effective: January 1, 2017 Code Compliance Investigation Fee - \$106.00 Per hour (2 hour minimum)
Columbia County Board of Commissioners ♦ Board Order No. 62-2016 ♦ Adopted: October 19, 2016

Columbia County Land Development Services

230 Strand St., St Helens, Or 97051

Phone (503)397-1501

ELECTRICAL PERMIT FEES

Effective: August 1, 2017

1. **New residential—single per unit dwelling unit. Service included:**
 - 1,000 square feet or less\$156.00
 - Each additional 500 square feet or portion thereof28.00
 - Limited energy.....38.00
 - Each manufactured home or modular dwelling service or feeder85.00
 2. **New Multi-family Construction**
 - Largest unit uses above sq. ft.; each additional unit.....50% of largest unit rate
 - Limited Energy.....\$83.00 / floor
 - Protective Signaling.....\$83.00 / floor
 3. **Services or feeders—installation, alteration:**
 - 200 amps or less\$104.00
 - 201 amps to 400 amps123.00
 - 401 amps to 600 amps206.00
 - 601 amps to 1,000 amps271.00
 - Over 1,000 amps or volts622.00
 - Reconnect only.....85.00
 4. **Temporary services or feeders—installation, alteration or relocation:**
 - 200 amps or less100.00
 - 201 amps to 400 amps133.00
 - 401 amps to 600 amps175.00
 - 601 amps to over 1,000 amps see services and feeders above.....301.00
 5. **Branch circuits: new, alteration or extension per panel:**
 - a. The fee for branch circuits with purchase of service or feeder
 - Each branch circuit\$5.50
 - b. The fee for branch circuits without purchase of a service or feeder fee
 - First branch circuit\$ 70.00
 - Each additional branch circuit5.50
 6. **Miscellaneous (service or feeder not included):**
 - Well pump or irrigation system\$ 83.00
 - Each sign or outside lighting.....83.00
 - Commercial limited energy panel, alteration or extension83.00
 - Septic pump and alarm.....83.00
 - Special Inspection.....106.00
 - Ground Grid.....106.00
- All Renewable Energy Types**
- 5 KVA or Less.....86.00
 - 5.01 to 15 KVA.....101.00
 - 15.01 to 25 KVA.....169.00
- For Wind Generation Systems in Excess of 25 KVA:**
- 25.01 to 50 KVA.....221.00
 - 50.01 to 100 KVA.....508.00
 - Greater than 100 KVA.....Calculated as per required Service/Feeders and Branch Circuits
- For Solar Generation Systems in Excess of 25 KVA:**
- \$169 for first 25 KVA plus \$4.49 for each additional KVA over 25, Maximum of 100 KVA
7. Each additional inspection over the allowable in any of the above, per inspection\$106.00
 8. **Master Permit**.....Registration \$114.00 application fee plus 12% State surcharge. Inspection time is billed at a rate of \$106600, portal to portal.

25% PLAN REVIEW FEE (if required)
12% STATE SURCHARGE IS NOT INCLUDED IN ABOVE FEES

Columbia County Land Development Services

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GRADE & FILL PERMIT FEES

Effective: Aug. 1, 2017

OFFICE PLAN REVIEW / FIELD REVIEW FEES

| | |
|--------------------------------|--|
| 50 cubic yards or less | No Fee |
| 51 to 100 cubic yards | \$52.84 |
| 101 to 1,000 cubic yards | 66.05 |
| 1,001 to 10,000 cubic yards* | 79.26 |
| 10,001 to 100,000 cubic yards | \$79.26 for the first 10,000 cubic yards, plus \$27.95 for each additional 10,000 cubic yards or fraction thereof. |
| 100,001 to 200,000 cubic yards | \$330.81 for the first 100,000 cubic yards, plus \$15.12 for each additional 10,000 cubic yards or fraction thereof. |
| 200,001 cubic yards or more | \$482.01 for the first 200,000 cubic yards, plus \$8.27 for each additional 10,000 cubic yards or fraction thereof. |

**Plans must be engineered if over 5,000 cubic yards*

PERMIT FEES

| | |
|-------------------------------|---|
| 50 cubic yards | \$26.78 |
| 51 to 100 cubic yards | \$42.27 |
| 101 to 1,000 cubic yards | \$42.27 for the first 100 cubic yards plus \$19.96 for each additional 100 cubic yards or fraction thereof. |
| 1,001 to 10,000 cubic yards | \$241.87 for the first 1,000 cubic yards plus \$16.54 for each additional 1,000 cubic yards or fraction thereof. |
| 10,001 to 100,000 cubic yards | \$407.27 for the first 10,000 cubic yards plus \$75.31 for each additional 10,000 cubic yards or fraction thereof. |
| 100,001 cubic yards or more | \$1,160.37 for the first 100,000 cubic yards plus \$41.66 for each additional 10,000 cubic yards or fraction thereof. |

Effective: January 1, 2017 Code Compliance Investigation Fee - \$106.00 Per hour (2 hour minimum)
Columbia County Board of Commissioners ♦ Board Order No. 62-2016 ♦ Adopted: October 19, 2016