

# City of Salem Building and Safety Division

## FEE SCHEDULE

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 valuation table as required by the State of Oregon 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.

**Table A-1: Building Permit Fee**

<b>1 &amp; 2 Family Dwelling:</b> New, Additions, Alterations, Repairs, Accessory Structure, & Fire Systems ( Plumbing permit required for potable water fire systems; see Table E-4) <b>Commercial:</b> New, Alterations, Additions, Repairs, Accessory Structure, & Fire Systems <b>Multifamily:</b> New, Alterations, Additions, Repairs, Accessory Structure, & Fire Systems			
Total Valuation			Building Permit Fee**
\$.00	to	\$2,000.00	\$67.25 minimum
\$2000.01	to	\$25,000.00	\$67.25 for the first \$2,000.00 plus \$8.00 for each additional \$1,000, or fraction thereof, to and including \$25,000.00
\$25,000.01	to	\$50,000.00	\$251.25 for the first \$25,000.00 plus \$6.25 for each additional \$1,000, or fraction thereof, to and including \$50,000.00
\$50,000.01	to	\$100,000.00	\$407.50 for the first \$50,000.00 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$100,000.00
\$100,000.01	and up		\$645.00 for the first \$100,000.00 plus \$3.95 for each additional \$1,000, or fraction thereof

**\*\* For New 1 & 2 Family Dwellings less than 3000 square feet in area (do not include area of garage, carport, decks, patios, or patio covers): The permit fee shall be equal to the fee calculated using this table with a deduction of: \$0.30 x (3000sf – actual square footage), in no case shall the deduction exceed \$360.00 and in no case shall the permit fee be less than \$67.25. The actual square footage shall include bonus rooms and basements.**

## City of Salem Building and Safety Division

**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	\$67.25/ hr (one hour minimum)
Fire Life Safety Review on State Allowed Plans	40% of the building permit fee based on Table A-1
Third Party Plan Review per OAR 918-020-0090(3) (E) (customer contracted) - Administrative processing fee	10% of the building permit fee, maximum fee of \$250.00
State of Oregon Master Plans - Administrative processing fee	10% of the building permit fee, maximum fee of \$250.00
City of Salem Master Plan – 1. Setup fee 2. Initial Plan Review 3. Second & Subsequent Reviews	1. \$130.00 1 & 2 Family; all others \$67.25/ hr (2 hr minimum) 2. 65% of the building permit fee based on Table A-1 3. 50% of the initial plan review fee
Permit Extension Fee – extension of a permit that will expire by limitation and the project has not been abandoned.	\$67.25
Deferred Submittals – Plan Review Fee (All building types)	See Customized Permit Services: Table G-4, Deferred Plan Submittal
Investigation Fee - work done without permits	Equal to and in addition to the permit fee
Reinspection Fee	\$52.00/ hr (one hour minimum)
Inspections outside of normal business hours	See Expedited Services Table G-1
Inspections for which no fee is specifically indicated (includes counsel inspections)	\$67.25/ hr (one hour minimum)
Tree Inspection Fee –1 & 2 Family Dwelling only	\$15.00
Pre-move [building/structure] Inspection Fee	\$25.00 1 & 2 Family Dwelling \$100.00 for all other types
Building Moves (SRC Chapter 83): Class One Building Move Class Two Building Move Class Three Building Move	\$10.00 \$50.00 \$10.00 application fee + actual cost +10% overhead for all City services
Demolition of Structure	\$67.25/ea
Solar Photovoltaic Systems installed using the prescriptive path described in section 305.4 of the Oregon Solar Installation Specialty Code (OSISC).	\$67.25 (includes application fee and one inspection) (Does not include the plan review fees)

# City of Salem Building and Safety Division

**Table A-2: Building Permits – Related Fees:**

Description	Permit Fee
Temporary Certificate of Occupancy (This fee is in addition to reinspection fee) Note: Building Official has the authority to waive this fee.	\$150.00 for Commercial/Multifamily per 30-day period \$50.00 one-time fee for 1 & 2 Family Dwellings
General State Surcharge: ORS 455.210	As set by the State of Oregon
Seismic Surcharge: ORS 455.447 (3)	As set by the State of Oregon

**B. Manufactured Dwelling Placement Permits:**

One single permit fee is assessed to cover the placement of the manufactured dwelling, earthquake-resistant bracing system, plumbing connection including 30 feet each of sewer and water lines; electrical feeder connection; and mechanical connection. This permit does not include an electrical service.

Manufactured Dwelling Placement Permit Fee (includes plan review)..... \$285.00  
 Manufactured Dwelling & Cabana installation administrative fee (as required by the State).... \$30.00  
 State Surcharge ..... As required by the State

**C. Camp and Park Permits:**

The fees for each permit issued for the construction, addition, or alteration of a manufactured dwelling park, recreational vehicle park, or organizational camp developed shall be calculated using the valuation of the work and Tables A-1 & A-2.

State Surcharge ..... As required by the State

**D. 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
\$.01	to	\$2,000.00	\$67.25 minimum
\$2,000.01	to	\$25,000.00	\$67.25 for the first \$2,000.00 plus \$11.00 for each additional \$1,000, or fraction thereof, to and including \$25,000.00
\$25,000.01	to	\$50,000.00	\$320.25 for the first \$25,000.00 plus \$9.00 for each additional \$1,000, or fraction thereof, to and including \$50,000.00
\$50,000.01	to	\$100,000.00	\$545.25 for the first \$50,000.00 plus \$6.00 for each additional \$1,000, or fraction thereof, to and including \$100,000.00

## City of Salem Building and Safety Division

\$100,000.01

and up

\$845.25 for the first \$100,000.00 plus \$4.00 for each additional \$1,000, or fraction thereof

**Table D-2: 1 & 2 Family Dwelling Mechanical Permit Fees**

<b>1 &amp; 2 Family Dwelling: New, Additions, Alterations, Repairs, &amp; Accessory Structure Manufactured Dwellings: New, Additions, Alterations, Repairs, &amp; Accessory Structure</b>	
Item	Fee
<b>Fuel piping; gas equipment</b> (includes relocation)	
Fuel Piping – any number of outlets	\$20.75
Item	Fee (per appliance/equipment)
Furnace (forced air)	\$20.75
Heaters: unit in-wall, in-duct, suspended, etc. <b>not</b> including vent. (see vent below)	\$20.75
Fireplace/insert/stove	\$20.75
Log or log lighter	\$20.75
Water heater	\$20.75
Range	\$20.75
Clothes dryer	\$20.75
Boiler <sup>1</sup> City – Boiler gas connect & venting only	\$20.75
Barbecue	\$20.75
<b>Heating/Cooling: electric equipment</b> (includes relocation)	
Furnace, incl. ductwork, vent, and liner	\$20.75
Air conditioner/Evaporative Cooler (additional fee if an Air Handling Unit is utilized)	\$20.75
Air Handling Unit	\$20.75
Heat pump	\$20.75
Water heater	\$20.75
Decorative Fireplace	\$20.75
<b>Heating/Cooling: other fuel equipment</b>	
Pool or spa heater, kiln <sup>2</sup>	\$20.75
Wood/pellet stove or insert/domestic incinerator	\$20.75
Wood fireplace	\$20.75
Hydronic piping	\$20.75
<b>Environmental exhaust and ventilation</b> (includes relocation)	
Ductwork or Venting; includes new, alterations, additions and repairs	\$10.25
Range hood/other kitchen equipment	\$20.75
Clothes dryer exhaust	\$10.25
Single – duct exhaust (bathrooms, toilet compartments, utility rooms)	\$10.25
Chimney: liner/flue/vent w/o appliance	\$10.25
Attic/crawlspace fans	\$10.25
Whole house ventilation or Radon mitigation	\$20.75
Above-ground tanks: gas/oil/diesel – connection & venting only (structural permit also required; additional Fire Permit required as well) All underground tanks go through Fire Department and DEQ <b>only</b>	\$20.75
Generators – connection & venting only	\$20.75
<b>Other appliance or piece of equipment not named above</b>	\$20.75
<b>Minimum Permit Fee</b>	\$67.25

## City of Salem Building and Safety Division

<sup>1</sup> State Building Code Division's approval required

<sup>2</sup> Site plan required for an outdoor unit

### 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	\$67.25/ hr (one hour minimum)
Reinspection Fee	\$52.00/ hr (one hour minimum)
Inspections outside of normal Business hours	See Expedited Services Table G-1
Inspections for which no fee is specifically indicated	\$67.25/ hr (one hour minimum)
Investigation Fee – work done without Permits	Equal to, and in addition to the permit fee
General State Surcharge: ORS 455.210	As set by the State of Oregon
Seismic Surcharge: ORS 455.447 (3)	As set by the State of Oregon

## E. Plumbing Permits:

### Table E-1: Plumbing Permit Fees

1 & 2 Family Dwelling: New		
Description (Note: A “half” bath is equivalent to a single bathroom)		Fee
One Bathroom	<b>Includes one kitchen and up to 100 feet each of water, sewer, and storm lines (which include rain, footing, and trench drains; leach lines; and drywells).</b>	\$285.00
Two Bathroom		\$363.00
Three Bathroom		\$441.00
Each additional Bath/Kitchen		\$78.00
Each additional 100 ft of water, sewer, or storm (which include rain, footing, and trench drains; leach lines; and drywells) line or fraction thereof.		\$26.00 per type
1 & 2 Family Dwelling Fire Sprinkler System		<b>See Table E-4</b>

# City of Salem Building and Safety Division

## Table E-2: Plumbing Permit Fees

<b>1 &amp; 2 Family Dwelling:</b> Additions, Alterations, Repairs (>5 ft), & Accessory Structure <b>Commercial:</b> New, Additions, Alterations, Repairs (>5 ft), Accessory Structure, & Fire Systems <b>Multifamily:</b> New, Additions, Alteration, Repairs (>5 ft), Accessory Structure & Fire Systems <b>Manufactured Dwellings:</b> New (utilities beyond 30 ft), Additions, Alterations, Repairs (>5 ft), & Accessory Structure	
<b>Site Utilities:</b>	<b>Fee/Unit</b>
Footing Drain –first 100 feet	\$41.00
-- each additional 100 feet, or fraction thereof	\$26.00
Rain drain –first 100 feet	\$41.00
-- each additional 100 feet, or fraction thereof	\$26.00
Sanitary sewer –first 100 feet	\$41.00
-- each additional 100 feet, or fraction thereof	\$26.00
Storm sewer including trench drains, leach lines, and drywells –first 100 feet	\$41.00
-- each additional 100 feet, or fraction thereof	\$26.00
Water service –first 100 feet	\$41.00
-- each additional 100 feet, or fraction thereof	\$26.00
Catch basin or area drain	\$17.50
<b>Fixtures or Items:</b>	<b>Fee/Unit</b>
Absorption valve	\$17.50
Backflow preventer (water) (Note: Other than non-testable atmospheric vacuum breakers)	\$26.00
Backwater valve (storm sewer)	\$26.00
Clothes washer	\$17.50
Dishwasher	\$17.50
Drinking fountain	\$17.50
Ejectors/Sump	\$17.50
Expansion tank	\$17.50
Floor drain/sink/hub	\$17.50
Garbage disposal	\$17.50
Hose bib	\$17.50
Ice maker	\$17.50
Primer	\$17.50
Roof drain (commercial)	\$17.50
Sink/Basin/Lavatory	\$17.50
Tub/Shower/Shower Pan	\$17.50
Urinal	\$17.50
Water closet	\$17.50
Water heater (new/replacement) (includes solar equipment)	\$17.50
Other fixtures or items not named above (i.e. Pressure regulator)	\$17.50
Medical Gas Installations (Plan Review Required)	Based on valuation using Table A-1
<b>Minimum Permit Fee</b>	<b>\$67.25</b>

# City of Salem Building and Safety Division

### 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 Chapter 918, Division 780)	30% of the permit fee
Additional Plumbing Plan Review required due to revisions to the construction documents	\$67.25/ hr (one hour minimum)
Reinspection Fee	\$52.00/ hr (one hour minimum)
Inspections outside of normal Business hours	See Expedited Services Table G-1
Inspections for which no fee is specifically indicated	\$67.25/ hr (one hour minimum)
Investigation Fee – work done without permits	Equal to and in addition to the permit fee
General State Surcharge: ORS 455.210	As set by the State of Oregon
Seismic Surcharge: ORS 455.447 (3)	As set by the State of Oregon

### Table E-4: Plumbing Permits – 1 & 2 Family Dwelling Fire Suppression <sup>1</sup>

Multipurpose or Continuous Loop Fire Suppression Systems (13D)

(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	\$98.00
2,001 to 3,600 square feet	\$103.50
3,601 to 7,200 square feet	\$139.75
Over 7,200 square feet	\$186.25
Plumbing plan review	30% of the permit fee

<sup>1</sup> 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 1 & 2 Family Dwelling Fire Suppression Systems.

# City of Salem Building and Safety Division

## F. Electrical Permits

**Table F-1: Electrical Permit Fees**

<b>1 &amp; 2 Family Dwelling: New, Additions, Alterations, Repairs, &amp; Accessory Structure</b> <b>Commercial: New, Alterations, Additions, Repairs, &amp; Accessory Structure</b> <b>Multifamily: New, Alterations, Additions, Repairs, &amp; Accessory Structure</b>	
<b>A. 1 &amp; 2 Family Dwelling-New or Multi-Family Dwelling Building - New: Service Included</b>	<b>Fee/Equipment</b>
1000 square feet or less	\$139.75
--Each additional 500 square feet, or fraction thereof	\$26.00
--Limited energy, for New 1 & 2 Family Dwelling and new Multi-family Dwelling Buildings NOTE: <i>If a limited energy permit is purchased separately from the new building electrical permit, use fee listed in the "Miscellaneous" section.</i>	\$67.25
<b>B. Services or Feeders Installation, Alterations or Relocation (Does not include branch circuits)</b>	
200 amps or less	\$82.75
201 amps to 400 amps	\$98.25
401 amps to 600 amps	\$163.50
601 amps to 1000 amps	\$212.00
Over 1000 amps or volts	\$491.50
<b>C. Temporary Services/Feeders Installation, Alteration, or Relocation</b>	
200 amps or less	\$67.25
201 amps to 400 amps	\$89.00
401 amps to 600 amps	\$129.50
601 amps to 1000 amps	\$212.00
Over 1000 amps or 1000 volts	\$491.50
<b>D. Branch Circuits - New, Alterations or Extension, per Panel</b>	
Feeder for branch circuits with above service or feeder fee -- each branch circuit	\$5.50
Fee for branch circuits <b>without</b> service or feeder -- First branch circuit	\$67.25
-- Each additional branch circuit	\$5.50
<b>E. Miscellaneous (Service or Feeder Not Included)</b>	
Each manufactured or modular dwelling, service and/or feeder	\$67.25
Reconnect only	\$67.25
Pump or irrigation circle	\$67.25
Sign or outline lighting	\$67.25
Each signal circuit(s) or each limited-energy panel alteration or extension	\$67.25
<b>F. Renewable Electrical Energy</b>	
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	\$156.00
Add for each additional kva, or fraction thereof over 25 (permit fee will not increase beyond the calculation for 100 kva)	\$6.25
<b>Other equipment not named above</b>	
	<b>\$67.25</b>
<b>Minimum Permit Fee</b>	
	<b>\$67.25</b>



# City of Salem Building and Safety Division

**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	\$67.25/ hr (one hour minimum)
Reinspection Fee	\$52.00/ hr (one hour minimum)
Inspections outside of normal Business hours	See expedited services table G-1
Inspections for which no fee is specifically indicated	\$67.25/ hr (one hour minimum)
Investigation Fee – work done without Permits	Equal to and in addition to the permit fee
Master Permit Inspection Program OAR 918-309-0100 (a) Application fee: 1 <sup>st</sup> time only, no charge for renewals (b) Inspection fee (includes inspection, report writing and travel time)	\$100.00  \$69.00/hr
General State Surcharge: ORS 455.210	As set by the State of Oregon
Seismic Surcharge: ORS 455.447 (3)	As set by the State of Oregon

## G. Customized Permit Services

Options that help meet the specific and unique needs of our customers. Some services are by request and/or application only while others are required by SRC.

**Table G-1: Expedited Services**

Plan review and/or inspection services performed outside the normal timeframes established. These services must be pre-approved using the Division “Expedited Services Application” and are subject to availability of staff resources.

These fees are in addition to the standard plan review and permit fees.

May also include expedited fees assessed by other Divisions within the City of Salem.

Service Option	Fee
Expedited Plan Review	\$150.00/hr (2-hour min.)
On-Site Plan Review - Plan review specific to tenant improvements in an existing structure, considered minor in nature	\$150.00/hr (2-hour min.)
Expedited Inspections (after-hours, etc)	\$150.00/hr (2-hour min.)

## City of Salem Building and Safety Division

### **Table G-2: Enhanced Services/Project Coordinator**

Required for all major projects valued at \$10,000,000 or greater.  
Available for lesser valued projects by request and upon availability.

Service Option	Fee
Enhanced Services/Project Coordinator	\$150.00/hr (charged in ½ hour increments) includes travel and preparatory time

### **Table G-3: Phased Permitting**

Allows 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 Permitting – in addition to standard permit fees Single family dwellings and duplexes	\$150.00 application fee per phase plus 10% of the total building permit fee not to exceed \$1,500.00 per phase
Phased Permitting – in addition to standard permit fees All structures except single family dwellings and duplexes	\$250.00 application fee per phase plus 10% of the total building permit fee not to exceed \$1,500.00 per phase

### **Table G-4: 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 building permit fee calculated using the value of the particular deferred portion or portions of the project with a minimum fee of \$250.00 per deferral. Deferrals are defined by Plan Review staff.