

# Columbia County Land Development Services

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

## STRUCTURAL PERMIT FEES

Fees Effective: July 1, 2016

Planning Release.....\$ 63.00  
(If Planning sign-off is required)

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

**There is a MINIMUM structural permit fee of....\$104.00**

Total Valuation:

Up to \$2,000.....\$104.00

\$2,001 to \$4,000.....\$104.00 for first \$2,000, plus \$3.42 for ea. additional \$1,000, or fraction thereof

\$4,001 to \$7,000..... \$110.84 for first \$4,000, plus \$11.73 for ea. additional \$1,000 or fraction thereof

\$7,001 to \$25,000.....\$146.03 for first \$7,000, plus \$10.94 for ea. additional \$1,000 or fraction thereof,  
to and including \$25,000

\$25,001 to \$50,000..... \$342.95 for first \$25,000, plus \$8.59 for ea. additional \$1,000 or fraction thereof,  
to and including \$50,000

\$50,001 to \$100,000 ..... \$557.70 for the first \$50,000, plus \$5.73 for ea. additional \$1,000 or fraction  
thereof, to and including \$100,000

\$100,001 and up.....\$844.20 for first \$100,000, plus \$4.78 for ea. additional \$1,000 or fraction thereof

**Foot notes to this table (other inspections and fees):**

1. Inspections outside of normal business hours (Minimum charge-two hours).....\$104.00 per hour
2. Re-inspection fees for incomplete work (Minimum Charge-one hour).....\$104.00 per hour
3. Inspection fees for which no fee is specifically indicated (Minimum charge-one hour)....\$104.00 per hour
4. Plan review fee..... 75%... of structural fee
5. Additional plan review required by changes, additions or revisions to approved plans....\$104.00 per hour
6. For use of outside consultants for plan review and inspections, or both..... per hour\*\* (Actual hourly cost)
7. Fire life safety plan review (if required).....40%.....of structural fee
8. Demolition permits, use valuation for building and plan review fees.....(minimum fee \$104.00)
9. Swimming pools, spas and hot tubs, use valuation for building and plan  
review fees.....(minimum fee \$104.00)
10. Permit investigation fee (per HB 2978).....\$104.00 per hour

\*\* The total cost to the jurisdiction. This cost shall include supervision, overhead, hourly wages and fringe benefits of the employee(s) involved. Actual costs shall include administrative and overhead costs.

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES

COURTHOUSE  
ST. HELENS, OREGON 97051  
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Effective Date: July 1, 2016

**PLUMBING PERMIT FEES**

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

1 & 2 Family Dwellings:

- A. 1 bathroom house (new construction).....**\$403.00**
- B. 2 bathroom house (new construction).....**524.00**
- C. 3 bathroom house (new construction).....**693.00**
- D. Bathroom ( each Additional) (new construction).....**95.00**
- E. Water service (first 100 feet \*).....**46.00**
- F. Sanitary & storm water service each (first 100 feet\*).....**46.00**
- G. Minor installation (per fixture) including additions, remodels.....**23.00**
- H. Special equipment or DWV alteration.....**63.00**
- I. Add'l 100' or part thereof (water, sanitary & storm sewer).....**35.00**

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

Manufactured Dwellings and Prefabricated Structures

- A. Connection to existing drain, sewer & water (initial instal.).....**\$ 63.00**
- B. New sanitary and storm sewer.....**46.00**
- C. New water service.....**46.00**
- D. Add'l 100' or part thereof (water, sanitary & storm sewer).....**35.00**

RV and Manufactured Dwelling Parks

- A. Base fee (includes 5 or less spaces).....**\$307.00**
- B. 6-19 spaces (base fee plus cost per space).....**52.00**
- C. 20 or more spaces (base fee plus cost per space).....**35.00**
- D. Structures & storm sewer systems (per fixture).....**23.00**

Commercial, Industrial and Dwellings other than 1 & 2 Family

- A. 3 or less fixtures.....**\$ 93.00**
- B. Base fee (includes 4 to 10 fixtures).....**199.00**
- C. 11 or more fixtures (base fee plus cost per fixture).....**23.00**
- D. Water service (first 100 feet).....**63.00**
- E. Building sanitary sewer (first 100 feet).....**63.00**
- F. Building storm sewer (first 100 feet).....**63.00**
- G. Add'l 100' or part thereof (water or sewer).....**35.00**

Miscellaneous Fees

- A. Reinspection.....**104.00**
- B. Specially requested inspections (per hour).....**104.00/hr**

**SUBTOTALS:**

- (a) Enter total of above fees (**minimum permit fee \$104**).....**\$104.00**
- (b) Enter 12 % Surcharge (.12 x total on line (a)) \_\_\_\_\_
- (c) Plan review (commercial, if required),...**35%** of line (a) \_\_\_\_\_

<b>TOTAL FEES</b> (Subtotals (a) + (b) + (c))	<b>\$</b>
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**MECHANICAL PERMIT FEES**  
*Fees Effective: July 1, 2016*

Gas Test: 1-4 outlets *(if applicable)*.....**\$ 4.33**

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

Air Conditioning/Air Handling Unit.....	<b>11.97</b>
Bath Fan (# of fans: _____).....	<b>5.87 ea</b>
BBQ (gas).....	<b>11.97</b>
Cadet Heater.....	<b>11.97</b>
*Dryer (gas).....	<b>8.28</b>
Dryer Vent.....	<b>5.87</b>
Fireplace (all types).....	<b>11.97</b>
Furnace / Ducts Work.....	<b>11.97</b>
Heat Pump (electric).....	<b>11.97</b>
*Range or Cook Top (gas).....	<b>11.97</b>
Range Hood / Vent.....	<b>8.28</b>
**Water Heater (gas).....	<b>8.28</b>
Woodstove.....	<b>11.97</b>

**IF THE ABOVE FEES TOTAL LESS THAN \$104.00, a minimum fee of \$104.00 applies.**

**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)* \_\_\_\_\_

<b>TOTAL FEES</b>	<b>\$</b>
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\*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: July 1, 2016

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

There is a **MINIMUM** mechanical permit fee of **\$104.00**

### Total Valuation:

\$1.00 to \$2,000.....	\$104.00
\$2,001 to \$4,000.....	\$104.00 for first \$2,000, plus \$3.42 for ea. additional \$1,000, or fraction thereof
\$4,001 to \$7,000.....	\$110.84 for first \$4,000, plus \$11.73 for ea. additional \$1,000, or fraction thereof
\$7,001 to \$25,000.....	\$146.03 for the first \$7,000, plus \$10.94 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000 .....	\$342.95 for the first \$25,000, plus \$8.59 each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000 .....	\$557.70 for the first \$50,000, plus \$5.73 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up .....	\$844.20 for the first \$100,000, plus \$4.78 for each additional \$1,000 or fraction thereof.

### Other Inspections And Fees:

1. Inspection outside of normal business hours(minimum charge—two hours).....\$104.00 per hour
2. Reinspection fees.....\$104.00 per hour
3. Inspections for which no fee is specifically indicated.....\$104.00 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).....\$104.00 per hour
6. Fire life safety plan review(if required).....50% of permit fee
7. Phased construction.....\$150.00 application fee. In addition, the plan review fee will be increased in an amount equal to 10% of mechanical permit fee calculated using the value of the particular phase of the project, not to exceed additional \$1500.00 per phase.
8. Deferred submittals ....65% of valuation of deferred portion of work. This is in addition to total project plan review fee.

**Columbia County**  
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**ELECTRICAL PERMIT FEES**  
**Effective July 1, 2016**

	<i>New Fees</i>
1. New residential—single or multifamily per unit dwelling unit. Service included:	
1,000 square feet or less .....	\$153.00
Each additional 500 square feet or portion thereof .....	27.00
Limited energy.....	37.00
Each manufactured home or modular dwelling service or feeder .....	83.00
2. Services or feeders—installation, alteration:	
200 amps or less .....	\$102.00
201 amps to 400 amps .....	120.00
401 amps to 600 amps .....	202.00
601 amps to 1,000 amps .....	265.00
Over 1,000 amps or volts .....	609.00
Reconnect only.....	83.00
3. Temporary services or feeders—installation, alteration or relocation:	
200 amps or less .....	98.00
201 amps to 400 amps .....	130.00
401 amps to 600 amps .....	171.00
601 amps to over 1,000 amps see services and feeders above.....	295.00
4. Branch circuits: new, alteration or extension per panel:	
a. The fee for branch circuits with purchase of service or feeder	
Each branch circuit .....	\$5.40
b. The fee for branch circuits without purchase of a service or feeder fee	
First branch circuit .....	\$ 69.00
Each additional branch circuit .....	5.40
5. Miscellaneous (service or feeder not included):	
Well pump or irrigation system .....	\$ 81.00
Each sign or outside lighting.....	81.00
Commercial limited energy panel, alteration or extension .....	81.00
Septic pump and alarm.....	81.00
Special Inspection.....	104.00
Ground Grid.....	104.00
5 KVA or Less.....	84.00
5.01 to 15 KVA.....	99.00
15.01 to 25 KVA.....	166.00
25.01 to 50 KVA.....	216.00
50.01 to 100 KVA.....	498.00
6. Each additional inspection over the allowable in any of the above, per inspection .....	\$104.00

25% PLAN REVIEW FEE (if required)

12% STATE SURCHARGE IS NOT INCLUDED IN ABOVE FEES

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**MOVABLE COMMERCIAL INSTALLATION  
PERMIT FEES**

*FEES EFFECTIVE: July 1, 2016*

Planning Release Fee.....\$ **63.00**

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

Installation of unit.....**215.00**

Connection water service.....**63.00**

Connection to sewer or holding tank.....**63.00**

Plan review \*\* .....**47.00**

State 12% Surcharge.....**40.92**

<b>SITING PERMIT FEE</b>	<b>\$491.92</b>
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**\*\* Plans for anchoring are required**

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**MANUFACTURED DWELLING INSTALLATION PERMIT FEES**

*Fees Effective Date: July 1, 2016*

Planning Release Fee.....\$63.00

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

Installation of home/s:

Single Wide.....\$210.00

Double Wide.....\$279.00

Triple Wide.....\$373.00

New or relocated septic & storm sewer40.00.....46.00

New or relocated water service.....46.00

Connection to drain, sewer & water.....61.00

State Code Development.....30.00

<b>SITING PERMIT FEE</b>	<b>\$</b>
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**RUNNERS / CONCRETE SLAB\***

If the applicant is going to construct runners or a slab, the following fees (permit fee + surcharge) shall be added to the siting permit fee. The runners/concrete slab permit fees are based on valuation (fair labor costs and materials) and are charged as follows:

<u>Valuation</u>	<u>Permit Fee</u>	<u>12% State Surcharge</u>
\$1.00 - \$2,000	\$104.00	\$12.48
\$2,001 - \$4,000	110.84	\$13.30
\$4,001 - \$7,000	\$146.03	\$17.52
\$7,001 - \$8,000	\$156.97	\$18.84
\$8,001 - \$9,000	\$167.91	\$20.15
\$9,001 - \$10,000	\$178.85	\$21.46
\$10,001 - \$11,000	\$189.79	\$22.77
\$11,001 - \$12,000	\$200.73	\$24.09
\$12,001 - \$13,000	\$211.67	\$25.40
\$13,001 - \$14,000	\$222.61	\$26.71

\*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.

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**MISCELLANEOUS FEES**

Effective: **July 1, 2016**

**Building Valuation Data - Residential\***

Single Family Dwellings	\$112.65/square foot
Basements (finished & unfinished )	\$112.65/square foot
Garages (wood or steel frame)	\$44.63/square foot
Carpports	\$22.32/square foot
Pole Buildings (with or without concrete floor)	\$22.32/square foot
Decks <i>(permit needed if deck, no matter of size, is 30" above grade at any place)</i>	\$22.32/square foot
Covered	\$22.32/square foot
Covered Patio Awning	\$22.32/square foot
Covered Porch (concrete)	\$22.32/square foot
Fences <i>(permit needed if fence is over 7' high)</i>	Go by valuation

**Miscellaneous Fees**

Temporary Storage of Mobile Home.....\$179.48

(This permit ONLY for 6 month period)

Change of Use/Change of Occupancy.....\$179.48

The following break down of fees are how above permits are calculated:

    Planning Release fee.....\$ 63.00

    Permit fee (minimum).....104.00

    12% Surcharge..... 12.48

\$179.48

Extension Request.....\$ 51.00

    Temporary Occupancy.....\$115.00

    Roofing Permit (Residential)\*.....\$116.48

*\* 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.*

    Roofing Permit (Commercial)\*\*.....Fee based on valuation

*\*\*Permit required for commercial.*

    Demolition of Commercial Structure.....Fee based on structural fee schedule

    Demolition of Residential Structure.....\$167.00

    Agricultural Building/Equine Building Exemption.....\$255.00

    Temporary While Building.....\$104.00

    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)

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## GRADE & FILL PERMIT FEES

Effective: July 1, 2016

### OFFICE PLAN REVIEW / FIELD REVIEW FEES

50 cubic yards or less	No Fee
51 to 100 cubic yards	.....\$ 51.75
101 to 1,000 cubic yards	.....64.69
1,001 to 10,000 cubic yards*	.....77.63
10,001 to 100,000 cubic yards	<b>\$77.63</b> for the first 10,000 cubic yards, plus <b>\$27.38</b> for each additional 10,000 cubic yards or fraction thereof.
100,001 to 200,000 cubic yards	<b>\$324.05</b> for the first 100,000 cubic yards, plus <b>\$14.81</b> for each additional 10,000 cubic yards or fraction thereof.
200,001 cubic yards or more	<b>\$472.15</b> for the first 200,000 cubic yards, plus <b>\$8.10</b> 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	.....\$26.23
51 to 100 cubic yards	.....\$41.40
101 to 1,000 cubic yards	<b>\$41.40</b> for the first 100 cubic yards plus <b>\$19.55</b> for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards	<b>\$217.35</b> for the first 1,000 cubic yards plus <b>\$16.20</b> for each additional 1,000 cubic yards or fraction thereof.
10,001 to 100,000 cubic yards	<b>\$363.15</b> for the first 10,000 cubic yards plus <b>\$73.76</b> for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards or more	<b>\$1,026.99</b> for the first 100,000 cubic yards plus <b>\$40.80</b> for each additional 10,000 cubic yards or fraction thereof.