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Permit Fee Estimator Worksheet for New or Replacement Single Family Dwellings

This worksheet is designed to help you estimate permit costs to build a new single family dwelling. Remember this is just an estimator and depending on your project, there could be other fees as well. Before you get started, you will need your building plans, plot plan, a scale (ruler) and a calculator. Please review the example plan and calculated fees in the middle of this package for reference.

Step 1: Valuation of Construction Project

To get started you will need to calculate the value of your construction project. This is done by determining the square footages of the different types of space in your project. Remember to measure from outside wall to outside wall.

Living Space: includes bonus rooms, sun rooms, finished and semi-finished basements.

Square feet of living space	<u>2036</u>	X	\$167.37 =	<u>340,765</u>	(a)
Square feet of garage/shop	<u>400</u>	X	\$66.48 =	<u>26,592</u>	(b)
Square feet of covered porch/deck	<u>64</u>	X	\$33.24 =	<u>21,274</u>	(c)
Square feet of uncovered deck greater than 30" above grade	<u>∅</u>	X	\$33.24 =	<u>∅</u>	(d)
Square feet of unfinished basement (storage only, unheated, non-habitable space)	<u>∅</u>	X	\$31.50 =	<u>∅</u>	(e)

Total valuation of project is a + b + c + d + e \$ 388,631

Step 2: Structural Permit Fees and Plan Review Fees

Structural Permit Fees and Plan Review Fees can be found on the Building Permit Fee Calculator attached to this packet. To use the calculator find the total valuation from Step 1 in the first two columns of the Calculator under valuation. From the valuation columns you slide right to find your Permit Fees and Plan Review Fees. For example, if your total valuation is between \$12,001 and \$13,000 your plan review fees will be \$194.40 and the permit fees will be \$217.73.

Plan Review Fee		<u>1,512.55</u>	(a)
Permit Fees		<u>1,694.06</u>	(b)
Total Structural Fees = a + b		<u>3,206.61</u>	((A))

Step 3: Departmental Reviews and Miscellaneous Fees

Zoning (setbacks, wetlands, natural features, floodplain etc.) 150.00 (a)
Total Departmental Reviews = a 150.00 ((B))

Step 4: Plumbing Fees

Plumbing Fees are based on the number of bathrooms plus 1 kitchen. This fee also includes: 1st 100 feet of water/sewer lines, hose bibs, icemaker, under floor low point drains and rain drain packages. (Count a 1/2 bath as a whole bath.)

Fees based on number of bathrooms:

- 1 bath/1 kitchen = \$386.40
- 2 bath/1 kitchen = \$515.20
- 3 bath/1 kitchen = \$644.00

Fee for number of bathrooms (see above) 515.20 (a)

Fee for each additional bathroom over 3

Qty: ∅ X \$96.60 = ∅ (b)

Piping or private storm drainage systems exceeding the first 100 feet

Each additional 100 lineal feet or portion thereof

Qty: 1 X \$38.65 = 38.65 (c)

(Example: If the perimeter of your house is 320 feet, the first 100 feet is included in (a) and then you would have a remaining 220 feet which is 2 additional 100 feet and a fraction, therefore you would have 3 additional at \$38.65 each.)

Residential fire sprinklers (if required by PF&R)

- 0 to 2,000 square feet \$257.60
- 2,001 to 3,600 square feet \$322.00
- 3,601 to 7,200 square feet \$418.60
- 7,201 square feet and greater \$528.10

Fee for fire sprinklers ∅ (d)

Plumbing Fees = a + b + c + d 553.85

State Surcharge = Total plumbing fees X 12% (.12) 66.46

Total Plumbing Fees = Plumbing fees plus surcharge 620.31 ((C))

Step 5: Mechanical Fees

Mechanical Fees are calculated on each mechanical item with a **minimum fee of \$92.00.**

Fuel burning stove, fireplace, insert, lighter

Qty: ∅ X \$38.65 = ∅ (a)

Furnace, air conditioner, heat pump, air handler

Qty: 2 X \$38.65 = 77.30 (b)

Clothes dryer, exhaust fan, hood
 Qty: 5 X \$25.75 = 128.75 (c)

Other appliance or equipment (Hydronic heating)
 Qty: ∅ X \$25.75 = ∅ (d)

Gas piping system, new or altered (1 fee for all connections + equipment)
 Qty: 1 X \$25.75 = 25.75 (e)

Alteration to mechanical equipment or system
 Qty: ∅ X \$25.75 = ∅ (f)

Water heater
 Qty: 1 X \$103.05 = 103.05 (g)

Mechanical Fees = a + b + c + d + e + f + g (Minimum fee \$92.00) 334.80

State Surcharge = Total mechanical fees X 12% (.12) 40.18

Total Mechanical Fees = Mechanical fees plus surcharge 374.98 ((D))

Step 6: Electrical Fees

Electrical Fees for Single Family Dwellings are based on the square feet of living space, unfinished basement and garage/shop. You do not need to include decks and porches.

Square feet of living space: 2,036

Square feet of garage/shop: + 400

Square feet of unfinished basement: + ∅

Total square feet: = 2,436 (amount used to calculate fees)

First 1000 square feet 173.90 (a)

Each additional 500 square feet or portion thereof
 Qty: 3 X 32.20 = 96.60 (b)

(Example: If the total square feet is equal to 2225, you would have 1000 square feet at \$173.90. This leaves 1225 square feet divided by 500, or 2.25 additional units. You would calculate 3 additional units at \$32.20 each.)

Limited/Restricted Energy Permit (Includes: alarms, garage door opener, vacuum systems, stereo, etc.) 1 X \$32.20 32.20 (c)

Additional Electrical Permits that may be needed

Temporary Electrical Service Permit 1 X \$83.75 83.75 (d)
 (Electrical service used during construction)

Limited/Restricted Energy Permit (When not installed by contractor/owner wiring the house)
 1 X \$83.75 ∅ (e)

Electrical Fees = a + b + c + d + e 386.45

State Surcharge = Total electrical fees X 12% (.12) 46.37

Total of all Electrical Fees = 432.82 ((E))

Step 8: Totaling Estimated Permit Fees

Total Structural Fees ((A))	<u>3,206.61</u>
Total Department Reviews ((B))	<u>150.00</u>
Total Plumbing Fees ((C))	<u>620.31</u>
Total Mechanical Fees ((D))	<u>374.98</u>
Total Electrical Fees ((E))	<u>432.82</u>

Total Estimated Permit Fees = A + B + C + D + E 4,784.72

Remember this is just an estimation of what you can expect permit fees to be. This estimate is based on fees as of January 8, 2024. If this is a replacement dwelling, you will also have a demolition permit. Feel free to contact the Building or Planning Departments with questions at 541-929-6148.