



## Building Permit Cost Information

The cost of a building permit is based upon the valuation of the construction. Valuation data is calculated based upon the ICC valuation table published April 1 of each year. In addition to a building permit, mechanical, plumbing, and electrical permits will also be issued. The Oregon Building Codes Division requires that the City of Central Point collect a 12% surcharge that is added to permits. Senate Bill 1036, passed in 2007, allows school districts to request that a tax on new construction be collected by local governments. For fiscal year 2016-17, a fee of \$1.23 per square foot for habitable space in residential construction is added to a permit, and \$0.61 per square foot for non-residential construction.

Mechanical permits are issued based upon the equipment being installed for residential construction and based upon the valuation of the mechanical construction for non-residential construction. The minimum mechanical fee is \$50.

Plumbing permits are based upon the number of bathrooms installed in new residential construction, or by the number of plumbing fixtures for remodels and non-residential construction. The minimum plumbing permit fee is \$50.

Electrical permits are based upon the square footage of the residence or upon the specific work for remodels and for non-residential construction.

Building permits will have a plan review fee of 65% of the permit fee. A plan review fee, if applicable, to non-residential mechanical, plumbing, and electrical permits may apply.

Typical fee's for the issuance of a *new residential building permit* include the following:

System Development Charges (SDC's) - residential

Park SDC	\$2,445.00
Street SDC	\$2,326.00
Storm Drain SDC	\$ 514.00
Water SDC	\$1,552.00 (3/4" meter – verify if different)
Water Treatment	\$1,724.09
<b>Total SDC's</b>	<b>\$8,561.09</b>

Water connect fee	\$250.00
Public Works plan review	\$335.00
Planning review fee	\$ 30.00

**Total Fee's (not including permit fee's)      \$9,176.09**

*Sanitary Sewer Fee's are collected by Rogue Valley Sewer Services, and are not included in the above.*

**Example 1** – 2,000 sq. ft. new residence, 450 sq. ft. garage, 200 sq. ft. of covered areas, 2 bathrooms, gas water heater, furnace & air conditioner

Valuation = \$249,847.50.00

Building permit	\$1,050.10
Plan review	\$ 682.57
12% State surcharge	\$ 126.01
Mechanical permit	\$ 110.00
12% State surcharge	\$ 13.20
Plumbing permit	\$ 362.50
12% State surcharge	\$ 43.50
Electrical permit	\$ 218.40
12% State surcharge	\$ 26.21
<b>Total Permit Fees</b>	<b>\$2,632.49</b>
<b>School Excise Tax</b>	<b>\$2,460.00</b>
<b>Fee's from page 1</b>	<b>\$9,176.09</b>

**Grand Total for Example 1 -- \$14,268.58**

**Example 2** – 3,000 sq. ft. new residence, 550 sq. ft. garage, 300 sq. ft. of covered areas, 3 bathrooms, gas water heater, two furnaces & air conditioners

Valuation = \$369,192.50

Building permit	\$1,437.98
Plan review	\$ 934.69
12% State surcharge	\$ 172.56
Mechanical permit	\$ 150.00
12% State surcharge	\$ 18.00
Plumbing permit	\$ 418.75
12% State surcharge	\$ 50.25
Electrical permit	\$ 264.00
12% State surcharge	\$ 31.68
<b>Total Permit Fees</b>	<b>\$3,477.90</b>
<b>School Excise Tax</b>	<b>\$3,690.00</b>
<b>Fee's from page 1</b>	<b>\$9,176.09</b>

**Grand Total for Example 2 -- \$16,343.99**

**Example 3** – 400 sq. ft. bedroom and bathroom addition. (4 plumbing fixtures)

Valuation = \$44,036.00

Building permit	\$ 339.20
Plan review	\$ 220.48
12% State surcharge	\$ 40.70
Mechanical permit	\$ 50.00
12% State surcharge	\$ 6.00
Plumbing permit	\$ 75.00
12% State surcharge	\$ 9.00
Electrical permit	\$ 127.20
12% State surcharge	\$ 15.27
<b>Total Permit Fees</b>	<b>\$ 882.85</b>
<b>School Excise Tax</b>	<b>\$ 492.00</b>
<b>PW Plan Review (.75%)</b>	<b>\$ 337.95</b>
<b>Planning fee</b>	<b>\$ 30.00</b>

**Grand Total for Example 3 -- \$1,742.80**

**Example 4** – 400 sq. ft. bedroom and bathroom remodel (2 plumbing fixtures, 3 elect. circuits)

Valuation = \$15,000.00

Building permit	\$ 162.35
Plan review	\$ 105.53
12% State surcharge	\$ 19.48
Mechanical permit	\$ 50.00
12% State surcharge	\$ 6.00
Plumbing permit	\$ 50.00
12% State surcharge	\$ 6.00
Electrical permit	\$ 58.80
12% State surcharge	\$ 7.06
<b>Total Permit Fees</b>	<b>\$ 465.22</b>
<b>Planning fee</b>	<b>\$ 30.00</b>
<b>PW Plan Review (.75%)</b>	<b>\$ 112.50</b>

**Grand Total for Example 4 -- \$607.72**



## Residential Accessory Buildings and Accessory Dwelling Unit (ADU) Information

If you are considering adding an accessory building or possibly an accessory dwelling unit to your property the following information may help you determine what you are allowed to do, and the costs involved with each.

Your initial step is to contact the Central Point Planning Department (541) 664-3321, and speak with a planner regarding the ability to construct an accessory structure on your property. Typical information to consider is the allowable area of the accessory structure and required setbacks.

The difference between an accessory building and an accessory dwelling unit (ADU) is that the ADU will have an address that is separate from the main house. An accessory building is classified as an ADU if there is anything that would allow cooking. For instance, any one of the following would require permits for an ADU, a kitchen sink, cabinets, or any cooking appliance.

The building permit fees for each type of structure are calculated based upon the valuation of the structure. Mechanical and plumbing permit fees are based upon the actual equipment/fixtures being installed with a minimum of \$50 for each permit, and the electrical permit fee is based upon the square footage of the structure. A 12% state surcharge is added to each permit. More information regarding building permits can be obtained in the "Building Permit Cost Information" handout.

If the structure is classified as an ADU, in addition to your permit fees, the following SDC fees are charged Park SDC - \$1,834, Street SDC - \$1,442. If the additional unit requires you to increase the size of your existing ¾" water meter to a 1" water meter, the additional fee would be \$1,552. The required size of your water meter is based upon the number of water supply fixture units being served through the water meter.

Other fee's include \$1.17/sq. ft. for school excise tax, and a \$30 planning fee. Sewer permits, if needed, must be obtained from Rogue Valley Sewer Services, (541) 779-4144.

Below are cost estimates for a 600 sq. ft. residential accessory structure with one bathroom, and the same 600 sq. ft. accessory structure with a kitchen which makes it an ADU.

### Accessory Structure

Building permit	\$434.40
Plan review	\$282.33
Mechanical permit	\$ 60.00
Plumbing permit	\$175.00
Electrical permit	\$127.20
State surcharge (12%)	\$ 95.60
School excise tax	\$702.00
Planning fee	\$ 30.00
PW plan review	\$335.00
<b>Total</b>	<b>\$2,241.53</b>

### Accessory Structure (ADU)

Building permit	\$434.40
Plan review	\$282.33
Mechanical permit	\$ 90.00
Plumbing permit	\$287.50
Electrical permit	\$127.20
State surcharge (12%)	\$112.70
School excise tax	\$702.00
Planning fee	\$ 30.00
PW plan review	\$335.00
Park SDC	\$1,834.00
Street SDC	\$1,442.00
<b>Total</b>	<b>\$5,677.13</b>

