



City of Cannon Beach Building Department Fee Schedule

COMMUNITY DEVELOPMENT - BUILDING CODES

A. Structural Permit Fees

Construction values shall include all labor and material, but shall exclude the cost of the land. This section covers Residential and Commercial Structural, Commercial Mechanical, Alarm, and Fire Suppression Systems. All structural permits use valuation as determined by the International Code Council Valuation Data Table current as of April 1 of each year, when applicable as per OAR 918-050-0000 and OAR 918-309-0020 through 0070.

New One and Two-Family Dwelling Permits

\$1 - \$2200		\$75
\$2,201-\$9,700.....	\$75.00 for the first \$2,200 plus \$3.00 for each additional \$100, or fraction thereof	
\$9,701-\$19,500.....	\$300.00 for the first \$9,700 plus \$2.50 for each additional \$100 or fraction thereof	
\$19,501-\$96,800.....	\$545.00 for the first \$19,500 plus \$1.75 for each additional \$100 or fraction thereof	
\$96,801 & up	\$1897.75 for the first \$96,800 plus \$1.00 for each additional \$100 or fraction thereof	

Commercial Structural/Mechanical/Fire Suppression and Alarm, Multi-Family and Industrial Permits and all Other Residential Construction

\$1 - \$500		\$106
\$501-\$2,000.....	\$106.00 for the first \$500 plus \$3.32 for each additional \$100, or fraction thereof	
\$2,001-\$25,000.....	\$155.80 for the first \$2,000 plus \$13.26 for each additional \$1,000 or fraction thereof	
\$25,001-\$50,000.....	\$460.78 for the first \$25,000 plus \$9.95 for each additional \$1,000 or fraction thereof	
\$50,001-\$100,000.....	\$709.53 for the first \$50,000 plus \$6.64 for each additional \$1,000 or fraction thereof	
\$100,001 & up	\$1041.53 for the first \$100,000 plus \$5.53 for each additional \$1,000 or fraction thereof	

Other Structural Fees

Structural Plan Review	75% of building permit fee
Additional Plan Review (when applicable) 30 minute minimum	\$54/hour
Fire and Life Safety Review	50% of building permit fee
Reinspection – per each.....	\$106
Each additional inspection, above allowable – per each	\$106
Inspection for which no fee is specifically indicated (as required) – one hour minimum.....	\$106/hour
Inspection outside of normal business hours – hourly, 2 hour minimum	\$106/hour
Deferred Submittal Plan Review Fee.....	65% of the building permit fee calculated using the valuation of the deferred portion with a \$250 minimum (in addition to standard plan review fees)
Phased Project Plan Review Fee	\$315 minimum plus 10% of total project building permits, not to exceed \$1500 for each phase. In addition to standard plan review fees.
Structural Demolition – complete demolition, not subject to State Surcharge	\$106
Structural Minimum Permit fee	\$106

B. Residential Fire Suppression Permit Fees – Standalone 13R, fee includes plan review

(See Plumbing Fee Section for Multi-Purpose/Continuous Loop System 13D)

Square footage of the residential structure to be covered:

Up to 2,000 square feet	\$400
2,001 – 3,600 square feet	\$500
3,601 – 7,200 square feet	\$650
Greater than 7,201 square feet	\$800
Commercial Fire Suppression.....	Fee as per Structural Permit Fee Table by Valuation

C. Solar Structural Installation Permits

Solar Permit - Prescriptive Path System, fee includes plan review \$250

Solar Permit – Non-Prescriptive Path System

Fee as per Structural Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails and the cost of labor to install. Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.

D. Investigation Fees

Actual or average cost may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines.

Investigation fee – hourly \$106/hour, minimum of two hours

E. Manufactured Dwelling Placement Permit Fees

Placement fee includes concrete slab, runners or foundation when prescriptive, electrical feeder, plumbing connections and all cross-over connections, first 30 linear feet of site utilities. New electrical services or additional branch circuits, and new plumbing-may require separate permits. All decks 30” above ground, carports, garages, porches and patios are based on valuation and may also require separate permits. See Structural Schedule by valuation for non-dwelling modular placements.

Manufactured Dwelling Placement fee	\$202
Earthquake resistant bracing system (when not part of original dwelling installation)	\$126
Manufactured Dwelling Cabana	Requires separate structural permit – See Structural Permit Schedule
State of Oregon Manufactured Dwelling Fee	\$30

F. Manufactured or RV Park Development Permit Fees

The Area Development Permit fee to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Park and Organizational Camp and applying the valuation amount to Table 1 as referenced for each.

G. Mechanical Permit Fees

Minimum Fee	\$106
Air Handling Unit	\$41 per appliance
Air Conditioning Unit	\$56 per appliance
Alteration of Existing HVAC System	\$41 per appliance
Attic/Crawl Space Fans.....	\$28 per appliance
Chimney/liner/flue/vent	\$45 per appliance
Clothes dryer exhaust	\$41 per appliance
Decorative Gas Fireplace	\$41 per appliance
Evaporative Cooler other than portable	\$73 per appliance
Floor furnace, including vent	\$56 per appliance
Flue vent for water heater or gas fireplace	\$41 per appliance
Furnace – greater than 100,000 BTU.....	\$65 per appliance
Furnace – up to 100,000 BUT	\$56 per appliance
Furnace/burner including duct work/vent/flue	\$56 per appliance
Gas or wood fireplace insert	\$41 per appliance
Gas fuel piping outlets (one to four)	\$23
Gas fuel piping outlets (more than four)	\$7 each
Heat pump	\$73 per appliance
Hood served by mechanical exhaust, including ducts for hood	\$41 per appliance
Mini-split system	\$73 per appliance
Range hood/other kitchen equipment	\$41 per appliance
Suspended heater, recessed wall heater or floor-mounted unit heater	\$56 per appliance
Ventilation fan connected to a single duct	\$28 per appliance
Ventilation system not part of heating or AC system authorized by a permit	\$41 per appliance
Wood/pellet stove	\$41 per appliance
Other fuel appliance	\$41 per appliance
Other heating/cooling	\$41 per appliance
Other environment exhaust/ventilation	\$41 per appliance
Water Heater	\$41 per appliance

Other Mechanical Fees

Mechanical Plan Review (when applicable)	35% of Mechanical Permit Fee
Additional Plan Review (when applicable, 30 minute minimum)	\$54/hour
Re-Inspection – per each	\$106
Each additional inspection over the allowable – per each	\$106
Inspections –Mechanical, Outside of Normal Business Hours (minimum charge 2 hours)	\$106/hour
Inspections – Mechanical, for which no fee is specifically indicated (minimum charge 1 hour)	\$106/hour
Investigation Fee – Mechanical	See Structural Investigation Fees
Minimum Mechanical Permit Fee	\$106

H. Plumbing Permit Fees

New One and Two-Family Dwellings

Includes one kitchen, first 100 feet of each of site utilities, hose bibbs, icemakers, underfloor low-point drains and rain drain packages that include the piping, gutters, downspouts and perimeter systems. Half-baths counted as whole.

One Bathroom, One Kitchen	\$360
Two Bathrooms, One Kitchen	\$393
Three Bathrooms, One Kitchen	\$443
Each additional bathroom, half bathroom > 3, kitchen >1	\$52
Each additional 100 feet of sanitary, storm and water service or fraction thereof	\$45
Stormwater retention/detention tank facility	\$94
Swimming Pool Piping	\$62
Alternative Potable Water Heating System	\$65
All other plumbing fixtures, appliances or appurtenances (each)	\$28

All Other and Existing Residential Additions/Remodels or Alterations

Residential Minimum Fee	\$106
Plumbing fixtures, appliances, appurtenances (each)	\$28
Water service, storm or sanitary sewer (first 100 feet)	\$82
Each additional 100 feet of sanitary, storm and water service or fraction thereof	\$45

Commercial, Multi-Family and Industrial

New, additions, remodels and alterations

Commercial Minimum Fee	\$175
Plumbing fixtures, appliances, appurtenances (each)	\$28
Water service, storm or sanitary sewer (first 100 feet)	\$82
Each additional 100 feet of sanitary, storm and water service or fraction thereof	\$45

Commercial Medical Gas Installation

Fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixture and appliances.

\$1 – 5000	\$106
\$5001 – 10,000	\$106 for the first \$5,000 plus \$3.20 for each additional \$100 or fraction thereof
\$10,001 – 100,000	\$266 for the first \$10,000 plus \$10.99 for each additional \$1,000 or fraction thereof
\$100,001 and above	\$1,255.10 for the first \$100,000 plus \$7.80 for each additional \$1,000 or fraction thereof

Residential Fire Suppression

Multipurpose/Continuous Loop System 13D, fee includes plan review (See Structural Fee Section for Standalone System 13R)

Square footage of the residential structure to be covered:

Up to 2,000 square feet	\$250
2,001 – 3,600 square feet	\$300
3,601 – 7,200 square feet	\$350
Greater than 7,201 square feet	\$400

Other Plumbing Fees

Plumbing Plan Review (when applicable)	35% of Plumbing Permit Fee
Additional Plan Review (when applicable, 30 minute minimum)	\$54/hour
Re-Inspection – per each	\$106
Each additional inspection over the allowable – per each	\$106
Inspections – Plumbing, Outside of Normal Business Hours (minimum charge 2 hours)	\$106/hour
Inspections – Plumbing, for which no fee is specifically indicated (minimum charge 1 hour)	\$106/hour
Investigation Fee – Plumbing	See Structural Investigation Fees
Minimum Plumbing Permit Fee	\$106

I. Re-instatement of Expired Permits

Subject to state surcharge.

Expired permits not yet 12 months past their expiration date (Each code discipline) ... ½ the original permit fee or \$212, whichever is greater.

Expired permits over one year past their expiration date New application with current valuation fees.

Expired permits lacking only the final inspection\$106

However, in the event the governing code has been updated, additional cost and requirements may be necessary.

J. Permit Extension Fees

Extension of permits shall be requested in writing with justifiable cause demonstrated. Extension requests must be received prior to the expiration of the date of permits. Not subject to State Surcharge.

Residential extension fee (includes each code discipline) \$106

Commercial extension fee (includes each code discipline) \$106

NOTE: It is not the responsibility of the City of Cannon Building Department to notify the permit holder of expiration dates.

K. Miscellaneous Fees

Temporary Certificate of Occupancy, Residential, Maximum 30 days (No charge for permanent certificates) \$200

Temporary Certificate of Occupancy, Commercial, Maximum 30 days (No charge for permanent certificates) \$200

Change of Use or Change of Occupancy permit fee, when no structural work is proposed\$126

Seismic Surcharge 1% of building permit fee

-Structural/Mechanical - Review Required on all essential structures