

RESOLUTION NO. 2026-25

A Resolution adopting the 2026 Building Fee Schedule and repealing all previous resolutions adopting building fee schedules on the effective date of this fee schedule.

RECITALS:

WHEREAS, per ORS 455.210, the City of McMinnville is authorized to establish full cost recovery fees to administer and manage a building program in the City of McMinnville; and

WHEREAS, the City desires to adjust fees annually in response to inflationary and program changes; and

WHEREAS, the State of Oregon, Building Codes Division was provided the necessary notice of fee change more than 45 days in advance of the scheduled adoption date.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF McMINNVILLE, OREGON, as follows:

1. That the City of McMinnville's Building Fee Schedule will be as established by the fee schedule attached to this Resolution.
2. That this fee schedule will take effect August 1, 2026.

Adopted by the Council of the City of McMinnville at a regular meeting held the 14th day of July, 2026 by the following votes:

Ayes: Tucholsky, Benner, Geary, Cunningham, Peralta

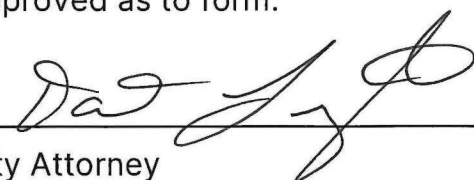
Nays: Chenoweth

Approved July 14, 2026.



MAYOR

Approved as to form:



City Attorney

Attest:

Claudia Cisneros

City Recorder

EXHIBITS:

A: Building Fee Schedule (Effective August 1, 2026)

Exhibit A – 2026 Fee Schedule

Category	Section	Fee Item	2026 Fee
Structural	Structural Permit	\$1 - \$500	\$20.84
Structural	Structural Permit	\$501 - \$2,000	\$20.84 for the first \$500, plus \$2.71 for each additional \$100 or fraction thereof, to and including \$2,000
Structural	Structural Permit	\$2,001 - \$25,000	\$61.49 for the first \$2,000, plus \$12.41 for each additional \$1,000 or fraction thereof, to and including \$25,000
Structural	Structural Permit	\$25,001 - \$100,000	\$346.92 for the first \$25,000, plus \$6.20 for each additional \$1,000 or fraction thereof, to and including \$100,000
Structural	Structural Permit	\$100,001 - \$500,000	\$811.92 for the first \$100,000, plus \$4.68 for each additional \$1,000 or fraction thereof, to and including \$500,000
Structural	Structural Permit	\$500,001 - \$1,000,000	\$2,683.92 for the first \$500,000, plus \$4.19 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
Structural	Structural Permit	\$1,000,001 and above	\$4,778.92 for the first \$1,000,000, plus \$3.23 for each additional \$1,000 or fraction thereof
Structural	Other Structural Fees	Additional Plan Review after initial review	\$94 per hour
Structural	Other Structural Fees	Reinspection	\$94 per each
Structural	Other Structural Fees	Inspection outside of normal business hours (minimum of 2 hours)	\$142 per hour
Structural	Other Structural Fees	Each additional inspection above allowable	\$94 per each
Structural	Other Structural Fees	Inspections for which no fee is specifically indicated (as required)	\$94 per hour
Structural	Other Structural Fees	Structural demolition – complete removal of building, not subject to State Surcharge	\$137
Structural	Other Structural Fees	Temporary Certificate of Occupancy – not to exceed 180 days	\$197
Structural	Other Structural Fees	Change of Occupancy with no building changes	\$330
Structural	Other Structural Fees	Structural Minimum Permit Fee	\$165
Structural	Other Structural Fees	Solar Permit – Prescriptive Path System, fee includes initial plan review	\$190

Exhibit A – 2026 Fee Schedule

Structural	Other Structural Fees	Solar Permit – Non-Prescriptive Path System	Fee as per structural permit fee table by valuation to include solar panels, racking, mounting elements, rails, and labor for installation
Structural	Other Structural Fees	Investigation Fee	\$94 per hour
Structural	Other Structural Fees	Structural Plan Review	65% of structural permit fee
Structural	Other Structural Fees	Fire Life Safety Plan Review	40% of structural permit fee
Structural	Other Structural Fees	Deferred Submittal Review and Coordination Fee – minimum	65% of structural permit fee calculated using the valuation of the deferred portion of the project, with a minimum fee of \$188
Structural	Other Structural Fees	Phased Project Review and Coordination Fee – minimum	\$326 minimum per phase plus 10% of the total project building permit fee, not to exceed \$1,500 per phase
Structural	Other Structural Fees	Structural alteration	Fee as per structural permit fee table by valuation
Structural	Other Structural Fees	Seismic Hazard Plan Check Fee	1% of total structural and mechanical specialty code fees for essential and hazardous facilities, and major and special occupancy structures
Structural	Fire Suppression	Residential Fire Suppression – Standalone System, fee includes plan review [See Plumbing Fee section for Continuous Loop/Multipurpose System] – 0–2,000 sq ft	\$226
Structural	Fire Suppression	Residential Fire Suppression – Standalone System, fee includes plan review [See Plumbing Fee section for Continuous Loop/Multipurpose System] – 2,001–3,600 sq ft	\$320
Structural	Fire Suppression	Residential Fire Suppression – Standalone System, fee includes plan review [See Plumbing Fee section for Continuous Loop/Multipurpose System] – 3,601–7,200 sq ft	\$341
Structural	Fire Suppression	Residential Fire Suppression – Standalone System, fee includes plan review [See Plumbing Fee section for Continuous Loop/Multipurpose System] – 7,201+ sq ft	\$396

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Structural	Fire Suppression	Commercial Fire Suppression and/or alarm	Fee as per structural permit fee table by valuation of suppression system
Structural	Manufactured Dwelling Fees	Manufactured Dwelling Placement Fee - Includes the concrete slab, runners or foundations that are prescriptive, electrical feeder and plumbing connections and all cross-over connections and up to 30 lineal feet of site utilities. Decks, other accessory structures, and foundations that are not prescriptive, utility connections beyond 30 lineal feet, new electrical services or additional branch circuits, and new plumbing may require separate permits. All decks 30 inches above ground, carports, garages, porches, and patios are based on valuation and may also require separate permits.	\$280
Structural	Manufactured Dwelling Fees	State Code Development and Training and Monitoring fee	\$30
Structural	Manufactured Dwelling Fees	Investigation Fee	\$94 per hour
Structural	Manufactured Dwelling Fees	Manufactured Home Accessory Buildings or Structures	Fee as per structural permit fee table by valuation; incurs state surcharge
Structural	Manufactured Dwelling Fees	Manufactured Home Alteration	Fee as per structural permit fee table by valuation; incurs state surcharge
Structural	Manufactured Dwelling Fees	Manufactured Dwelling/RV Parks – Area Development Permit	See structural permit fee table as applied to OAR valuation table. - 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 & Organizational Camp – and applying the valuation amount to the Structural Permit Fee table included in this schedule.

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Mechanical	Residential Mechanical	Gas fuel piping outlets – including first 4 outlets	\$66
Mechanical	Residential Mechanical	Gas fuel piping outlets – each additional outlet over 4	\$19
Mechanical	Residential Mechanical	Air conditioner	\$66
Mechanical	Residential Mechanical	Air handling unit of up to 10,000 cfm	\$66
Mechanical	Residential Mechanical	Air handling unit 10,001 cfm and over	\$66
Mechanical	Residential Mechanical	Appliance for which no fee is specifically indicated (as required)	\$66
Mechanical	Residential Mechanical	Attic or crawl space fans	\$66
Mechanical	Residential Mechanical	Chimney/liner/flue/vent	\$66
Mechanical	Residential Mechanical	Clothes dryer exhaust	\$66
Mechanical	Residential Mechanical	Decorative gas fireplace	\$66
Mechanical	Residential Mechanical	Evaporative cooler other than portable	\$66
Mechanical	Residential Mechanical	Floor furnace, including vent	\$66
Mechanical	Residential Mechanical	Flue vent for water heater or gas fireplace	\$66
Mechanical	Residential Mechanical	Furnace – greater than 100,000 BTU	\$66
Mechanical	Residential Mechanical	Furnace – up to 100,000 BTU	\$66
Mechanical	Residential Mechanical	Furnace/burner including duct work/vent/liner	\$66
Mechanical	Residential Mechanical	Gas or wood fireplace/insert	\$66
Mechanical	Residential Mechanical	Heat pump	\$66
Mechanical	Residential Mechanical	Hood served by mechanical exhaust, including ducts for hood	\$66
Mechanical	Residential Mechanical	Hydronic hot water system	\$66
Mechanical	Residential Mechanical	Installation or relocation domestic/type incinerator	\$66
Mechanical	Residential Mechanical	Mini split system	\$66
Mechanical	Residential Mechanical	Oil tank/gas diesel generators	\$66
Mechanical	Residential Mechanical	Pool or spa heater, kiln	\$66

Exhibit A – 2026 Fee Schedule

Mechanical	Residential Mechanical	Range hood/other kitchen equipment	\$66
Mechanical	Residential Mechanical	Repair, alteration, or addition to mechanical appliance including installation of controls	\$66
Mechanical	Residential Mechanical	Suspended heater, recessed wall heater, or floor mounted heater	\$66
Mechanical	Residential Mechanical	Ventilation fan connected to single duct	\$66
Mechanical	Residential Mechanical	Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$66
Mechanical	Residential Mechanical	Water heater	\$66
Mechanical	Residential Mechanical	Wood/pellet stove	\$66
Mechanical	Residential Mechanical	Other heating/cooling	\$66
Mechanical	Residential Mechanical	Other fuel appliance	\$66
Mechanical	Residential Mechanical	Other environment exhaust/ventilation	\$66
Mechanical	Residential Mechanical	Ductwork – no appliance/fixture	\$66
Mechanical	Residential Mechanical	Radon mitigation	\$66
Mechanical	Residential Mechanical	If a plan check is required	65% of mechanical permit fee
Mechanical	Commercial Mechanical Permit Fees	\$1-\$1,000	\$68.76
Mechanical	Commercial Mechanical Permit Fees	\$1,001-\$5,000	\$68.76 for the first \$1,000, plus \$2.00 for each additional \$100 or fraction thereof, to and including \$5,000
Mechanical	Commercial Mechanical Permit Fees	\$5,001-\$10,000	\$148.76 for the first \$5,000, plus \$12.50 for each additional \$1,000 or fraction thereof, to and including \$10,000
Mechanical	Commercial Mechanical Permit Fees	\$10,001-\$50,000	\$211.26 for the first \$10,000, plus \$11.26 for each additional \$1,000 or fraction thereof, to and including \$50,000
Mechanical	Commercial Mechanical Permit Fees	\$50,001-\$100,000	\$661.66 for the first \$50,000, plus \$10.01 for each additional \$1,000 or fraction thereof, to and including \$100,000

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Mechanical	Commercial Mechanical Permit Fees	\$100,001 and above	\$1,162.16 for the first \$100,000, plus \$10.01 for each additional \$1,000 or fraction thereof
Mechanical	Other Mechanical Fees	Mechanical Plan Review	65% of mechanical permit fee
Mechanical	Other Mechanical Fees	Additional Plan Review	\$94 per hour
Mechanical	Other Mechanical Fees	Reinspection	\$94 per each
Mechanical	Other Mechanical Fees	Each additional inspection above allowable	\$94 per each
Mechanical	Other Mechanical Fees	Inspection for which no fee is specifically indicated (as required)	\$94 per hour
Mechanical	Other Mechanical Fees	Inspection outside of normal business hours (minimum of 2 hours)	\$142 per hour
Mechanical	Other Mechanical Fees	Investigation Fee	\$94 per hour
Mechanical	Other Mechanical Fees	Mechanical Minimum Permit Fee	\$68.76
Plumbing	Residential New Construction	1 Bath, one kitchen - Includes one kitchen, first 100 feet each of site utilities, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system. Half bath counted as whole	\$94
Plumbing	Residential New Construction	2 Bath, one kitchen - Includes one kitchen, first 100 feet each of site utilities, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system. Half bath counted as whole	\$142
Plumbing	Residential New Construction	3 Bath, one kitchen - Includes one kitchen, first 100 feet each of site utilities, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system. Half bath counted as whole	\$190
Plumbing	Residential New Construction	Additional Bathroom	\$47
Plumbing	Residential New Construction	Additional Kitchen	\$47
Plumbing	Commercial and Non-New Residential	Sanitary Sewer – first 100 feet or less	\$52

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Plumbing	Commercial and Non-New Residential	Sanitary Sewer – each additional 100 feet or fraction thereof	\$43
Plumbing	Commercial and Non-New Residential	Storm – first 100 feet or less	\$52
Plumbing	Commercial and Non-New Residential	Storm – each additional 100 feet or fraction thereof	\$43
Plumbing	Commercial and Non-New Residential	Water – first 100 feet or less	\$52
Plumbing	Commercial and Non-New Residential	Water – each additional 100 feet or fraction thereof	\$43
Plumbing	Fixtures – fee per each	Absorption valve	\$66
Plumbing	Fixtures – fee per each	Backflow preventer	\$66
Plumbing	Fixtures – fee per each	Backwater valve	\$66
Plumbing	Fixtures – fee per each	Catch basin or area drain	\$66
Plumbing	Fixtures – fee per each	Clothes washer	\$66
Plumbing	Fixtures – fee per each	Dishwasher	\$66
Plumbing	Fixtures – fee per each	Drinking fountain	\$66
Plumbing	Fixtures – fee per each	Ejectors/sump pump	\$66
Plumbing	Fixtures – fee per each	Expansion tank	\$66
Plumbing	Fixtures – fee per each	Fixture cap	\$66
Plumbing	Fixtures – fee per each	Floor drain/floor sink/hub drain	\$66
Plumbing	Fixtures – fee per each	Garbage disposal	\$66
Plumbing	Fixtures – fee per each	Hose bib	\$66
Plumbing	Fixtures – fee per each	Ice maker	\$66
Plumbing	Fixtures – fee per each	Primer	\$66
Plumbing	Fixtures – fee per each	Sink/basin/lavatory	\$66

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Plumbing	Fixtures – fee per each	Stormwater facility	\$66
Plumbing	Fixtures – fee per each	Swimming pool piping	\$66
Plumbing	Fixtures – fee per each	Tub/shower/shower pan	\$66
Plumbing	Fixtures – fee per each	Urinal	\$66
Plumbing	Fixtures – fee per each	Water closet	\$66
Plumbing	Fixtures – fee per each	Water heater	\$66
Plumbing	Fixtures – fee per each	Other – plumbing	\$66
Plumbing	Fixtures – fee per each	Alternate potable water heating system	\$66
Plumbing	Fixtures – fee per each	Interceptor/grease trap	\$66
Plumbing	Fixtures – fee per each	Manholes	\$66
Plumbing	Fixtures – fee per each	Roof drain (commercial)	\$66
Plumbing	Fixtures – fee per each	Trench drain	\$66
Plumbing	Medical Gas	\$1-\$1,000	\$68.76
Plumbing	Medical Gas	\$1,001-\$5,000	\$68.76 for the first \$1,000, plus \$2.00 for each additional \$100 or fraction thereof, to and including \$5,000
Plumbing	Medical Gas	\$5,001-\$10,000	\$148.76 for the first \$5,000, plus \$12.50 for each additional \$1,000 or fraction thereof, to and including \$10,000
Plumbing	Medical Gas	\$10,001-\$50,000	\$211.26 for the first \$10,000, plus \$11.26 for each additional \$1,000 or fraction thereof, to and including \$50,000
Plumbing	Medical Gas	\$50,001-\$100,000	\$661.66 for the first \$50,000, plus \$10.01 for each additional \$1,000 or fraction thereof, to and including \$100,000
Plumbing	Medical Gas	\$100,001 and above	\$1,162.16 for the first \$100,000, plus \$10.01 for each additional \$1,000 or fraction thereof
Plumbing	Other Plumbing Fees	Residential Fire Suppression – Multipurpose/Continuous Loop: 0–2,000 sq ft	\$226

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Plumbing	Other Plumbing Fees	Residential Fire Suppression – Multipurpose/Continuous Loop: 2,001–3,600 sq ft	\$320
Plumbing	Other Plumbing Fees	Residential Fire Suppression – Multipurpose/Continuous Loop: 3,601–7,200 sq ft	\$341
Plumbing	Other Plumbing Fees	Residential Fire Suppression – Multipurpose/Continuous Loop: 7,201+ sq ft	\$396
Plumbing	Other Plumbing Fees	Med-Gas McMinnville Inspection surcharge – per inspection	\$231 per inspection
Plumbing	Other Plumbing Fees	1 & 2 Family repiping – first story including basement	\$190
Plumbing	Other Plumbing Fees	1 & 2 Family repiping – each additional story excluding basement	\$48
Plumbing	Other Plumbing Fees	Additional Plan Review – per hour	\$94 per hour
Plumbing	Other Plumbing Fees	Reinspection	\$94 per each
Plumbing	Other Plumbing Fees	Each additional inspection above allowable	\$94 per each
Plumbing	Other Plumbing Fees	Inspection for which no fee is specifically indicated (as required)	\$94 per hour
Plumbing	Other Plumbing Fees	Inspection outside of normal business hours – per hour (minimum of 2 hours)	\$142 per hour
Plumbing	Other Plumbing Fees	Investigation Fee	\$94 per hour
Plumbing	Other Plumbing Fees	Plumbing Minimum Permit Fee	\$66
Plumbing	Other Plumbing Fees	If a plan review is required	65% of plumbing permit fee with a minimum of \$259
Miscellaneous	Misc Fees	Permit renewal fee for an expired permit with no change to the previously approved plans	One-half the fee for a new permit, plus the state surcharge
Miscellaneous	Misc Fees	Investigation Fee	\$94 per hour
Miscellaneous	Misc Fees	Permit Extension fee – to extend expiration on active permit	\$94
Miscellaneous	Misc Fees	Copy fees (up to 11"x17") – each side	\$0.25 each side
Miscellaneous	Misc Fees	Digitizing paper plans	\$94 per hour
Miscellaneous	Misc Fees	Master Plans – Structural – setup fee	\$379
Miscellaneous	Misc Fees	Refund processing fee – not subject to State Surcharge	\$94
Miscellaneous	Misc Fees	Address fee for new or changed address	\$40 per address
Miscellaneous	Misc Fees	House relocation permit application	\$578
Miscellaneous	Misc Fees	Refundable deposit for house relocation permit	\$5,781
Miscellaneous	Misc Fees	Copy fees (oversized prints)	Time and materials
Miscellaneous	Misc Fees	Returned Check fee (NSF)	Refer to City policy

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Miscellaneous	Misc Fees	Master Plans – Structural – Initial review	65% of structural permit fee
Miscellaneous	Misc Fees	Master Plans – Structural – second and subsequent reviews	20% of structural permit fee
Miscellaneous	Misc Fees	Seismic Surcharge – Structural & Mechanical only	1% of building permit fee
Miscellaneous	Misc Fees	Scanning & oversized prints	Time and materials