City of Eugene
Planning & Development
Building and Permit Services
Date: 11/28/2026

Permit Number: 24-07487-01

Address: 871 E 13TH AVE, UNIT D

Project Description: Tenant infill to turn empty space into Port of Subs. Suite D

Application Type:	Commercial	**Status:**	Issued
Scope of Work:	Tenant Infill	**Zoning:**	Major Commercial District
Map:	17-03-32-31	**Tax Lot:**	01700
Subdivision:		**Addition:**	
Lot:		**Block:**	
Date Received:	10/09/24	**# Bedrooms:**	0
Commitment Date:	11/01/24	**# Dwelling Units:**	0
Ready to issue as of:	01/24/25	**In Flood Plain:**	
Project Coordinator:		**Phone:**	541-682-5098
		Sign Standards:	

BUILDING CHARACTERISTICS

Construction Types: 1AS
3AS

Construction Type Comments:

OccupancyTypes: B

Occupancy Type Comments:
See permit 22-08319-01

Occupancy Load: 0

Separated Building: N/A

Fire Sprinklers: N/A

Fire Alarms: N/A

Building Area: 0

Number of Stories: 0

Comment:

Floor Areas (sq ft):

Floor	Existing Floor Area	New Floor Area	Total Area

Existing floor area may not be shown.

CONTRACTOR DATA

Type	Contractor
Building	ESSEX GENERAL CONSTRUCTION
Mechanical	INNOVATIVE AIR
Plumbing	MODERN PLUMBING CO
Primary Contact	HARRISON KEVIN

PLAN REVIEW SUMMARY

Plan review data displayed is the most current for each review. The applicant will receive notification of all issues needing additional information after all reviews on a project have been completed. Supplemental Information (SI) can be submitted prior to or after permit issuance. If you have any questions regarding your project, contact at or send email to @ci.eugene.or.us. Also note that some reviews (i.e., fire alarms, fire sprinklers) are deferred submittals and will be reviewed after original permit (s) have been issued.

Status Definitions

Pending = Review has not been started

Review = Under review

Waiting	=	Review for individual review has been completed, waiting for a response
External Wait	=	All reviews for project have been completed, waiting for a response
Approved	=	Review has been approved
Information	=	Information only, review not approved
Denied	=	Project cannot be approved as submitted

For information regarding the review of your project or the commitment date for completion of review, please contact your project coordinator, , at @ci.eugene.or.us or by phone at .

Plan Review	Status	Review Completion Date
Project Coordination, Application Submittal	External Wait Time	11/01/24
Pre Issuance Coord, Pre Issuance SI	Approved	01/24/25
Post Issuance Coord, Post Issuance SI	Approved	07/22/25
Building, Application Submittal	Waiting for info	10/18/24
Building, Pre Issuance SI	Approved	01/24/25
Building, Post Issuance SI	Approved	07/22/25
Mechanical, Application Submittal	Waiting for info	10/18/24
Mechanical, Pre Issuance SI	Approved	01/24/25
Mechanical, Post Issuance SI	Approved	05/08/25
Plumbing, Application Submittal	Waiting for info	10/23/24
Plumbing, Pre Issuance SI	Approved	11/25/24
Zoning, Application Submittal	Approved	10/25/24
Public Works, Application Submittal	Approved	10/25/24
SDC, Application Submittal	Approved	10/25/24
Fire Marshal, Post Issuance SI	Approved	05/14/25

PERMITS AND INSPECTIONS

Permit Type	Status	Issued Date	Expiration Date	Completion Date	
Building	**Finished**	**04/08/25**	**07/24/26**	**08/04/25**	
Inspection	**Result**	**Inspected**	**Inspector**	**Comment**	
118 Framing	Approved	07/23/25	FKamroyev		
120 Wall/Vault Insulation	Approved	06/05/25	FKamroyev		
121 Ceiling Grid	Approved	06/23/25	FKamroyev		
124 Final Insulation	Approved	06/05/25	FKamroyev		
146 Fire Sprinklers	Approved	07/16/25	GRGordon	Final Fire Sprinkler Inspection. Permit number: 24-07487-01 Upright and pendant heads in place; flex pipe secured; escutcheons in place Final Fire Sprinkler Inspection: APPROVED	
143 Fire Regulation	Approved	07/21/25	GRGordon	Fire extinguishers are in place. See photos sent on Thursday, 7/17/25 Fire Regulation Inspection: APPROVED	
199 Final Building	Approved	07/29/25	FKamroyev		
Mechanical	**Finished**	**04/08/25**	**07/24/26**	**08/04/25**	
Inspection	**Result**	**Inspected**	**Inspector**	**Comment**	
420 Rough Mechanical	Approved	06/23/25	FKamroyev		
499 Final Mechanical	Approved	07/16/25	FKamroyev		

Plumbing		Finished	04/08/25	07/24/26	08/04/25	
	Inspection	**Result**	**Inspected**	**Inspector**	**Comment**	
	318 Under Floor Plumb	Approved	04/30/25	RC Kennedy		
	320 Rough Plumbing	Approved	05/13/25	JSHemmele		
	399 Final Plumbing	Approved	07/11/25	JSHemmele		

To request an inspection go to https://pdd.eugene-or.gov/BuildingPermits/InspectionLogin**.**
For more information call 541-682-5283.

FEES

Fees	Total Due	Amount Paid	Paid Date	Amount Due
Application	$0.00	$0.00		$0.00
Miscellaneous Admin, State	$0.00	$0.00	07/25/25	$0.00
Building	$5,361.66	$5,361.66		$0.00
Building Plan Check per Applicant Value	$1,096.63	$1,096.63	03/19/25	$0.00
Supplemental Plan Review, Bldg	$57.40	$57.40	07/25/25	$0.00
Fire/Life Safety Plan Check	$674.85	$674.85	03/19/25	$0.00
Fire Systems Plan Check Fee - Sprinklers	$130.81	$130.81	07/25/25	$0.00
Building Permit Fee per Bldg Div Value	$1,687.12	$1,687.12	03/19/25	$0.00
Fire System Permit Fee - Sprinklers	$201.24	$201.24	07/25/25	$0.00
Zoning Plan Check	$759.20	$759.20	03/19/25	$0.00
State Surcharge, Structural	$221.22	$221.22	03/19/25	$0.00
State Surcharge, Structural	$26.39	$26.39	07/25/25	$0.00
Building Technology Admin Fee, Local	$84.36	$84.36	03/19/25	$0.00
Building Technology Admin Fee, Local	$7.79	$7.79	07/25/25	$0.00
Building Admin Fee, State	$151.84	$151.84	03/19/25	$0.00
Building Admin Fee, State	$18.11	$18.11	07/25/25	$0.00
Building Plan Check Admin	$227.76	$227.76	03/19/25	$0.00
Building Plan Check Admin	$16.94	$16.94	07/25/25	$0.00
Mechanical	$1,126.79	$1,126.79		$0.00
Mechanical Plan Check	$373.18	$373.18	03/19/25	$0.00
Mechanical Permit (Applicant Value)	$574.12	$574.12	03/19/25	$0.00
State Surcharge, Mechanical	$75.28	$75.28	03/19/25	$0.00
Mechanical Technology Admin Fee, Local	$18.95	$18.95	03/19/25	$0.00
Mechanical Admin Fee, State	$51.67	$51.67	03/19/25	$0.00
Mechanical Plan Check Admin	$33.59	$33.59	03/19/25	$0.00
Plumbing	$473.25	$473.25		$0.00
Plumbing Plan Check	$101.64	$101.64	03/19/25	$0.00
Plumbing Fixtures	$264.00	$264.00	03/19/25	$0.00
Backflow Prevention	$26.40	$26.40	03/19/25	$0.00
State Surcharge, Plumbing	$38.08	$38.08	03/19/25	$0.00
Plumbing Technology Admin Fee, Local	$7.84	$7.84	03/19/25	$0.00
Plumbing Admin Fee, State	$26.14	$26.14	03/19/25	$0.00
Plumbing Plan Check Admin	$9.15	$9.15	03/19/25	$0.00
SDC	$2,935.55	$2,935.55		$0.00
Total All Fees	$9,897.25	$9,897.25		$0.00

System Development Charges By System

SDC Fees	Total Due	Amount Paid	Paid Date	Amount Due

City SDC Admin	$139.79	$139.79		$0.00
SDC City Admin	$139.79	$139.79	03/19/25	$0.00
City Wastewater	$2,795.76	$2,795.76		$0.00
Restaurant, Low - Medium Turnover	$2,795.76	$2,795.76	03/19/25	$0.00
Total All SDC Fees	$2,935.55	$2,935.55		$0.00