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

Permit Number: 25-00544-01

Address: 990 GARFIELD ST, UNIT A

Project Description: Tenant Improvement

Application Type:	Commercial	**Status:**	Issued
Scope of Work:	Alter/Remodel	**Zoning:**	Mixed Use Employment
Map:	17-04-36-23	**Tax Lot:**	01200
Subdivision:		**Addition:**	
Lot:		**Block:**	
Date Received:	01/27/25	**# Bedrooms:**	0
Commitment Date:	01/29/25	**# Dwelling Units:**	0
Ready to issue as of:	03/27/25	**In Flood Plain:**	
Project Coordinator:	Erik Swinney	**Phone:**	541-682-5372
		Sign Standards:	

BUILDING CHARACTERISTICS

Construction Types: 5BS

Construction Type Comments:

OccupancyTypes: B
F1
M

Occupancy Type Comments:

Occupancy Load: 171

Separated Building: N/A

Fire Sprinklers: Yes

Fire Alarms: Yes

Building Area: 0 **Number of Stories:** 0

Comment: Scope of work= 9,434 sf

Floor Areas (sq ft):

Floor	Existing Floor Area	New Floor Area	Total Area
1st Floor	7928	0	7928
2nd Floor	1506	0	1506

Existing floor area may not be shown.

CONTRACTOR DATA

Type	Contractor
Building	ESSEX GENERAL CONSTRUCTION
Mechanical	INNOVATIVE AIR
Plumbing	BROTHERS PLUMBING INC
Primary Contact	MOORE JOSEPH E (JOE)

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	Approved	01/29/25
Post Issuance Coord, Post Issuance SI	Waiting for info	07/16/25
Deferred Coordination, Deferred Submittal	Approved	03/27/25
Building, Application Submittal	Approved	01/29/25
Building, Post Issuance SI	Approved	04/24/25
Structural, Deferred Submittal	Approved	03/25/25
Mechanical, Post Issuance SI	Approved	04/24/25
Mechanical, Deferred Submittal	Approved	03/27/25
Zoning, Application Submittal	Approved	01/29/25
Zoning, Post Issuance SI	Waiting for info	07/16/25
Public Works, Application Submittal	Approved	01/29/25
SDC, Application Submittal	Approved	01/29/25
Fire Sprinkler Plans, Deferred Submittal	Approved	03/26/25

PERMITS AND INSPECTIONS

Permit Type		Status	Issued Date	Expiration Date	Completion Date	
Building		**Finished**	**01/31/25**	**07/26/26**	**08/01/25**	
	Inspection	**Result**	**Inspected**	**Inspector**	**Comment**	
	118 Framing	Approved	07/24/25	LODraper		
	121 Ceiling Grid	Approved	06/03/25	LODraper		
	146 Fire Sprinklers	Approved	07/07/25	KAHaggas		
	143 Fire Regulation	Approved	07/07/25	KAHaggas		
	919 Bicycle Parking	Approved	07/31/25	JTShadwick		
	160 Emerg Egress Light	Approved	07/24/25	LODraper		
	199 Final Building	Approved	07/24/25	LODraper		
Fire		**Finished**	**01/31/25**	**07/26/26**	**08/01/25**	
	Inspection	**Result**	**Inspected**	**Inspector**	**Comment**	
	849 Final Fire	Approved	07/07/25	KAHaggas		
Mechanical		**Finished**	**03/27/25**	**07/26/26**	**08/01/25**	
	Inspection	**Result**	**Inspected**	**Inspector**	**Comment**	
	416 Rough Gas Piping	Approved	07/24/25	LODraper		
	450 Final Gas Piping	Approved	07/24/25	LODraper		
	420 Rough Mechanical	Approved	04/09/25	LODraper		
	499 Final Mechanical	Approved	07/24/25	LODraper		

Plumbing		Finished	01/31/25	07/26/26	08/01/25	
	Inspection	Result	Inspected	Inspector	Comment	
	402 Sanitary Sewer - Private	Approved	03/26/25	SEKelley	3" PVC schedule 40 with 2 way cleanout tied to existing 4" concrete about 5' outside north end of building.	
	318 Under Floor Plumb	Approved	03/13/25	SEKelley		
	320 Rough Plumbing	Approved	04/16/25	RC Kennedy		
	399 Final Plumbing	Approved	06/27/25	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
Building	$6,183.94	$6,183.94		$0.00
Building Plan Check per Applicant Value	$1,227.28	$1,227.28	01/31/25	$0.00
Supplemental Plan Review, Bldg	$22.96	$22.96	07/28/25	$0.00
Fire/Life Safety Plan Check	$755.25	$755.25	01/31/25	$0.00
Fire Systems Plan Check Fee - Sprinklers	$159.04	$159.04	04/01/25	$0.00
Building Permit Fee per Bldg Div Value	$1,888.12	$1,888.12	01/31/25	$0.00
Fire System Permit Fee - Sprinklers	$244.68	$244.68	04/01/25	$0.00
Zoning Plan Check	$849.65	$849.65	01/31/25	$0.00
Supplemental Plan Review, Zoning	$57.40	$57.40	07/28/25	$0.00
Zoning Inspection	$114.80	$114.80	01/31/25	$0.00
State Surcharge, Structural	$247.58	$247.58	01/31/25	$0.00
State Surcharge, Structural	$32.08	$32.08	04/01/25	$0.00
Building Technology Admin Fee, Local	$96.70	$96.70	01/31/25	$0.00
Building Technology Admin Fee, Local	$8.07	$8.07	04/01/25	$0.00
Building Technology Admin Fee, Local	$1.61	$1.61	07/28/25	$0.00
Building Admin Fee, State	$169.93	$169.93	01/31/25	$0.00
Building Admin Fee, State	$22.02	$22.02	04/01/25	$0.00
Building Admin Fee, State	$0.00	$0.00		$0.00
Building Admin Fee, Local	$10.33	$10.33	01/31/25	$0.00
Building Plan Check Admin	$254.90	$254.90	01/31/25	$0.00
Building Plan Check Admin	$14.31	$14.31	04/01/25	$0.00
Building Plan Check Admin	$7.23	$7.23	07/28/25	$0.00
Fire	$314.35	$314.35		$0.00
Fire Plan Check	$283.20	$283.20	01/31/25	$0.00
Fire Technology Admin Fee, Local	$5.66	$5.66	01/31/25	$0.00
Fire Plan Check Admin	$25.49	$25.49	01/31/25	$0.00
Mechanical	$1,637.43	$1,637.43		$0.00
Mechanical Plan Check	$533.86	$533.86	03/27/25	$0.00
Supplemental Plan Review, Mechanical	$22.96	$22.96	04/30/25	$0.00
Mechanical Permit (Applicant Value)	$821.32	$821.32	03/27/25	$0.00
State Surcharge, Mechanical	$107.69	$107.69	03/27/25	$0.00
Mechanical Technology Admin Fee, Local	$27.10	$27.10	03/27/25	$0.00
Mechanical Technology Admin Fee, Local	$0.46	$0.46	04/30/25	$0.00
Mechanical Admin Fee, State	$73.92	$73.92	03/27/25	$0.00
Mechanical Plan Check Admin	$48.05	$48.05	03/27/25	$0.00
Mechanical Plan Check Admin	$2.07	$2.07	04/30/25	$0.00

Plumbing	$262.12	$262.12		$0.00
Plumbing Fixtures	$184.80	$184.80	01/31/25	$0.00
Removal, Abandonment, Cap of Fixture	$26.40	$26.40	01/31/25	$0.00
State Surcharge, Plumbing	$27.69	$27.69	01/31/25	$0.00
Plumbing Technology Admin Fee, Local	$4.22	$4.22	01/31/25	$0.00
Plumbing Admin Fee, State	$19.01	$19.01	01/31/25	$0.00
SDC	$5,801.09	$5,801.09		$0.00
Total All Fees	$14,198.93	$14,198.93		$0.00

System Development Charges By System

SDC Fees	Total Due	Amount Paid	Paid Date	Amount Due
City SDC Admin	$276.24	$276.24		$0.00
SDC City Admin	$276.24	$276.24	01/31/25	$0.00
City Wastewater	$0.00	$0.00		$0.00
Medical Services	$3,041.22	$3,041.22	01/31/25	$0.00
Professional / Real Estate / Insurance	($3,041.22)	($3,041.22)	01/31/25	$0.00
Metropolitan Wastewater	$5,524.85	$5,524.85		$0.00
General Office Building	($11,049.79)	($11,049.79)	01/31/25	$0.00
Clinic / Medical Office	$16,574.64	$16,574.64	01/31/25	$0.00
Parks	$0.00	$0.00		$0.00
Parks Nonres Class B Office Etc	($17,925.77)	($17,925.77)	01/31/25	$0.00
Parks Nonres Class B Office Etc	$17,925.77	$17,925.77	01/31/25	$0.00
Transportation	$0.00	$0.00		$0.00
Medical - Dental Office Building	$129,134.38	$129,134.38	01/31/25	$0.00
Hardware/Paint Store	($129,134.38)	($129,134.38)	01/31/25	$0.00
Total All SDC Fees	$5,801.09	$5,801.09		$0.00