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

Permit Number: 25-01036-01

Address: 1776 MILLRACE DR

Project Description: Renovation of 4 spaces on 3 different floors for 4 administrative office groups within the UO.

Application Type:	Commercial	**Status:**	Issued
Scope of Work:	Tenant Infill	**Zoning:**	Riverfront Park Special Area Zone
Map:	17-03-32-14	**Tax Lot:**	02200
Subdivision:		**Addition:**	
Lot:		**Block:**	
Date Received:	02/20/25	**# Bedrooms:**	0
Commitment Date:	03/14/25	**# Dwelling Units:**	0
Ready to issue as of:	06/18/25	**In Flood Plain:**	
Project Coordinator:	Erik Swinney	**Phone:**	541-682-5372
		Sign Standards:	

BUILDING CHARACTERISTICS

Construction Types: 2BS

Construction Type Comments:

OccupancyTypes: B

Occupancy Type Comments:

Occupancy Load: 0

Separated Building: N/A

Fire Sprinklers: Yes

Fire Alarms: Yes

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	SWINERTON BUILDERS INC
Electric	ON ELECTRIC GROUP INC DBA OEG INC
Mechanical	FM SHEET METAL INC
Plumbing	BROTHERS PLUMBING INC
Primary Contact	GEISER BREANNA

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 EFSwinney at 541-682-5372 or send email to erik.f.swinney@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, EFSwinney, at erik.f.swinney@ci.eugene.or.us or by phone at 541 -682-5372.

Plan Review	Status	Review Completion Date
Project Coordination, Application Submittal	External Wait Time	03/13/25
Pre Issuance Coord, Pre Issuance SI	Approved	03/25/25
Post Issuance Coord, Post Issuance SI	Approved	10/23/25
Deferred Coordination, Deferred Submittal	Approved	06/16/25
Building, Application Submittal	Waiting for info	03/11/25
Building, Pre Issuance SI	Approved	03/25/25
Structural, Deferred Submittal	Approved	06/09/25
Mechanical, Application Submittal	Information	03/11/25
Mechanical, Deferred Submittal	Approved	06/16/25
Zoning, Application Submittal	Information	02/24/25
Public Works, Application Submittal	Information	03/11/25
Fire Marshal, Post Issuance SI	Approved	10/23/25
Fire Alarm Plans, Deferred Submittal	Approved	06/09/25
Fire Sprinkler Plans, Deferred Submittal	Approved	05/27/25

PERMITS AND INSPECTIONS

Permit Type	Status	Issued Date	Expiration Date	Completion Date	
Building	**Finished**	**04/08/25**	**02/28/27**	**03/06/26**	
Inspection	**Result**	**Inspected**	**Inspector**	**Comment**	
118 Framing	Approved	10/17/25	FKamroyev		
121 Ceiling Grid	Approved	10/17/25	FKamroyev		
146 Fire Sprinklers	Approved	10/07/25	ATBrushett	full building walk conducted, and all of the sprinklers have been dropped and trimmed out in the areas where work was conducted	
147 Alarm Systems	Approved	10/23/25	ATBrushett	as build drawings provided	
143 Fire Regulation	Approved	10/23/25	ATBrushett	alarms corrected	
199 Final Building	Approved	03/05/26	FKamroyev		
Electrical	**Finished**	**04/08/25**	**02/28/27**	**03/06/26**	
Inspection	**Result**	**Inspected**	**Inspector**	**Comment**	
210 Undergrnd/Slab Elec	Not Needed	09/26/25	SRFitzHenry		
220 Rough Electrical	Approved	09/26/25	SRFitzHenry		
299 Final Electrical	Approved	09/26/25	SRFitzHenry		
Mechanical	**Finished**	**06/18/25**	**02/28/27**	**03/06/26**	
Inspection	**Result**	**Inspected**	**Inspector**	**Comment**	
420 Rough Mechanical	Approved	10/17/25	FKamroyev		
499 Final Mechanical	Approved	10/20/25	FKamroyev		

Plumbing		Finished	04/08/25	02/28/27	03/06/26	
	Inspection	Result	Inspected	Inspector	Comment	
	318 Under Floor Plumb	Approved	06/09/25	RC Kennedy	Adding break room sink, 2" C.I. connected to 4", ok to cover. RCK	
	320 Rough Plumbing	Approved	06/20/25	RC Kennedy		
	399 Final Plumbing	Approved	09/29/25	SEKelley		

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	$14,615.35	$14,615.35		$0.00
Building Plan Check per Applicant Value	$4,493.53	$4,493.53	02/28/25	$0.00
Supplemental Plan Review, Bldg	$57.40	$57.40	04/08/25	$0.00
Fire Systems Plan Check Fee - Alarms	$102.57	$102.57	09/02/25	$0.00
Fire Systems Plan Check Fee - Sprinklers	$123.75	$123.75	09/02/25	$0.00
Deferred Submittal Plan Check	$270.64	$270.64	09/02/25	$0.00
Building Permit Fee per Bldg Div Value	$6,913.12	$6,913.12	04/08/25	$0.00
Fire System Permit Fee - Alarms	$157.80	$157.80	09/02/25	$0.00
Fire System Permit Fee - Sprinklers	$190.38	$190.38	09/02/25	$0.00
State Surcharge, Structural	$906.48	$906.48	04/08/25	$0.00
State Surcharge, Structural	$45.66	$45.66	09/02/25	$0.00
Building Technology Admin Fee, Local	$89.87	$89.87	02/28/25	$0.00
Building Technology Admin Fee, Local	$139.41	$139.41	04/08/25	$0.00
Building Technology Admin Fee, Local	$16.90	$16.90	09/02/25	$0.00
Building Admin Fee, State	$0.00	$0.00	02/28/25	$0.00
Building Admin Fee, State	$622.18	$622.18	04/08/25	$0.00
Building Admin Fee, State	$31.34	$31.34	09/02/25	$0.00
Building Plan Check Admin	$404.42	$404.42	02/28/25	$0.00
Building Plan Check Admin	$5.17	$5.17	04/08/25	$0.00
Building Plan Check Admin	$44.73	$44.73	09/02/25	$0.00
Electrical	$186.35	$186.35		$0.00
Branch Circuits w/o Feeders or Service	$150.15	$150.15	04/08/25	$0.00
State Surcharge, Electrical	$19.69	$19.69	04/08/25	$0.00
Electric Technology Admin Fee, Local	$3.00	$3.00	04/08/25	$0.00
Electric Admin Fee, State	$13.51	$13.51	04/08/25	$0.00
Electric Plan Check Admin	$0.00	$0.00	04/08/25	$0.00
Mechanical	$1,812.13	$1,812.13		$0.00
Mechanical Plan Check	$600.16	$600.16	06/18/25	$0.00
Mechanical Permit (Applicant Value)	$923.32	$923.32	06/18/25	$0.00
State Surcharge, Mechanical	$121.07	$121.07	06/18/25	$0.00
Mechanical Technology Admin Fee, Local	$30.47	$30.47	06/18/25	$0.00
Mechanical Plan Check Admin	$54.01	$54.01	06/18/25	$0.00
Mechanical Admin Fee, State	$83.10	$83.10	06/18/25	$0.00
Plumbing	$128.46	$128.46		$0.00
Plumbing Fixtures	$26.40	$26.40	04/08/25	$0.00
Minimum Permit Fee	$77.10	$77.10	04/08/25	$0.00
State Surcharge, Plumbing	$13.57	$13.57	04/08/25	$0.00
Plumbing Technology Admin Fee, Local	$2.07	$2.07	04/08/25	$0.00
Plumbing Admin Fee, State	$9.32	$9.32	04/08/25	$0.00

Plumbing Plan Check Admin	$0.00	$0.00	04/08/25	$0.00
Total All Fees	$16,742.29	$16,742.29		$0.00