

Permit Number: 25-07551-01  
 Address: 28801 DOUGLAS DR

**Project Description: Seating area expansion and restroom renovation. Mechanical equipment and wood ceiling replacement.**

<b>Application Type:</b> Commercial	<b>Status:</b> Issued
<b>Scope of Work:</b> Addition	<b>Zoning:</b>
<b>Map:</b> 17-04-06-00	<b>Tax Lot:</b> 00100
<b>Subdivision:</b>	<b>Addition:</b>
<b>Lot:</b>	<b>Block:</b>
<b>Date Received:</b> 11/19/25	<b># Bedrooms:</b> 0
<b>Commitment Date:</b> 01/20/26	<b># Dwelling Units:</b> 0
<b>Ready to issue as of:</b> 03/12/26	<b>In Flood Plain:</b>
<b>Project Coordinator:</b> Kandra Hostetler	<b>Phone:</b> 541-682-5237
	<b>Sign Standards:</b>

**BUILDING CHARACTERISTICS**

<b>Construction Types:</b> 3BS	<b>Construction Type Comments:</b> ext bearing walls 2hr required
<b>OccupancyTypes:</b> A3 B M A2	<b>Occupancy Type Comments:</b> A3 is waiting areas in transportation terminal Occupant Load Level 1= 2626 Occupant Load Level 2 = 1476
<b>Occupancy Load:</b> 4102	<b>Separated Building:</b> Yes
<b>Fire Sprinklers:</b> Yes Required	
<b>Fire Alarms:</b> Yes Required	Also EM voice/alarm communication per 402.7.4-ksh
<b>Building Area:</b> 125225	<b>Number of Stories:</b> 2
<b>Comment:</b>	Airport is reviewed as a covered mall per 402 Energy for this project was Performance Path per ASHRAE 90.1-20224.2.1.2(c) Ares does not included covered walkways.

Floor Areas (sq ft):	Floor	Existing Floor Area	New Floor Area	Total Area
	1st Floor	85900	2722	88622
	2nd Floor	29700	6903	36603

*Existing floor area may not be shown.*

**CONTRACTOR DATA**

Type	Contractor
Building	PENCE CONTRACTORS LLC
Electric	OEG INC
Mechanical	HARVEY & PRICE CO
Plumbing	TWIN RIVERS PLUMBING INC
Primary Contact	IP MARK

**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 KSHostetler at 541-682-5237 or send email to [kandra.s.hostetler@ci.eugene.or.us](mailto:kandra.s.hostetler@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, KSHostetler, at [kandra.s.hostetler@ci.eugene.or.us](mailto:kandra.s.hostetler@ci.eugene.or.us) or by phone at 541-682-5237.

Plan Review	Status	Review Completion Date
Project Coordination, Application Submittal	External Wait Time	02/05/26
Pre Issuance Coord, Pre Issuance SI	Approved	03/12/26
Post Issuance Coord, Post Issuance SI	Pending	
Deferred Coordination, Deferred Submittal	Approved	04/21/26
Building, Application Submittal	Waiting for info	01/30/26
Building, Pre Issuance SI	Approved	03/11/26
Structural, Application Submittal	Waiting for info	01/14/26
Structural, Pre Issuance SI	Approved	03/12/26
Structural, Deferred Submittal	Approved	04/20/26
Mechanical, Application Submittal	Waiting for info	01/30/26
Mechanical, Pre Issuance SI	Approved	03/05/26
Electrical, Application Submittal	Waiting for info	12/11/25
Electrical, Pre Issuance SI	Approved	02/19/26
Plumbing, Application Submittal	Approved	12/03/25
Zoning, Application Submittal	Information	11/20/25
Public Works, Application Submittal	Approved	02/04/26
Public Works, Post Issuance SI	Pending	
SDC, Application Submittal	Approved	02/04/26
Fire Marshal, Application Submittal	Approved	02/03/26

**PERMITS AND INSPECTIONS**

Permit Type	Status	Issued Date	Expiration Date	Completion Date
<b>Building</b>	<b>Active</b>	<b>03/17/26</b>	<b>06/07/27</b>	
Inspection	Result	Inspected	Inspector	Comment
103 Footing	Needed			
108 Foundation	Needed			
110 Structural Concrete	Needed			
116 Underfloor Insulation	Needed			
118 Framing	Needed			
128 Exterior Lath	Needed			
120 Wall/Vault Insulation	Needed			
130 Lath or Dry Wall	Needed			

131 Firestop Assemblies	Needed				
121 Ceiling Grid	Needed				
124 Final Insulation	Needed				
146 Fire Sprinklers	Needed				
147 Alarm Systems	Needed				
143 Fire Regulation	Needed				
160 Emerg Egress Light	Needed				
199 Final Building	Needed				
<b>Electrical</b>	<b>Active</b>	<b>03/17/26</b>	<b>06/07/27</b>		
<b>Inspection</b>	<b>Result</b>	<b>Inspected</b>	<b>Inspector</b>	<b>Comment</b>	
210 Undergrnd/Slab Elec	Needed				
220 Rough Electrical	Needed				
299 Final Electrical	Needed				
<b>Fire</b>	<b>Active</b>	<b>03/17/26</b>	<b>06/07/27</b>		
<b>Inspection</b>	<b>Result</b>	<b>Inspected</b>	<b>Inspector</b>	<b>Comment</b>	
849 Final Fire	Needed				
<b>Mechanical</b>	<b>Active</b>	<b>03/17/26</b>	<b>06/07/27</b>		
<b>Inspection</b>	<b>Result</b>	<b>Inspected</b>	<b>Inspector</b>	<b>Comment</b>	
420 Rough Mechanical	Needed				
499 Final Mechanical	Needed				
<b>Plumbing</b>	<b>Active</b>	<b>03/17/26</b>	<b>06/07/27</b>		
<b>Inspection</b>	<b>Result</b>	<b>Inspected</b>	<b>Inspector</b>	<b>Comment</b>	
403 Storm Sewer - Private	Reviewed	06/12/26	SEKelley	15" RCP piping tied into existing manhole, extending to next 2 manholes. Ok to cover except area where existing corrugated, perforated metal drainage piping needs to be reconnected.	
403 Storm Sewer - Private	Needed				
318 Under Floor Plumb	Cancelled	06/12/26	SEKelley	Needed Storm Sewer.	
318 Under Floor Plumb	Needed				
320 Rough Plumbing	Needed				
399 Final Plumbing	Needed				

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
<b>Application</b>	\$0.00	\$0.00		\$0.00
Miscellaneous Admin, State	\$0.00	\$0.00	03/17/26	\$0.00
<b>Building</b>	\$147,158.23	\$146,923.63		\$234.60
Building Plan Check per Applicant Value	\$40,652.48	\$40,652.48	03/17/26	\$0.00
Supplemental Plan Review, Bldg	\$460.00	\$460.00	03/17/26	\$0.00
Supplemental Plan Review, Bldg	\$57.50	\$57.50	03/17/26	\$0.00
Supplemental Plan Check, Str. Eng.	\$460.00	\$460.00	03/17/26	\$0.00
Supplemental Plan Check, Str. Eng.	\$230.00	\$230.00	03/17/26	\$0.00
Fire/Life Safety Plan Check	\$25,016.91	\$25,016.91	03/17/26	\$0.00
Deferred Submittal Plan Check	\$230.00	\$0.00		\$230.00
Building Permit Fee per Bldg Div Value	\$62,542.28	\$62,542.28	03/17/26	\$0.00
State Surcharge, Structural	\$7,670.16	\$7,670.16	03/17/26	\$0.00

Building Technology Admin Fee, Local	\$2,588.38	\$2,588.38	03/17/26	\$0.00
Building Technology Admin Fee, Local	\$4.60	\$0.00		\$4.60
Building Plan Check Admin	\$5,910.25	\$5,910.25	03/17/26	\$0.00
Building Plan Check Admin	\$0.00	\$0.00		\$0.00
Building Admin Fee, State	\$1,335.67	\$1,335.67	03/17/26	\$0.00
<b>Electrical</b>	\$1,457.12	\$1,457.12		\$0.00
Electric Plan Check	\$312.95	\$312.95	03/17/26	\$0.00
200 amps or less	\$133.90	\$133.90	03/17/26	\$0.00
201 to 400 amps	\$171.50	\$171.50	03/17/26	\$0.00
Branch Circuits w/ Feeder or Service	\$532.65	\$532.65	03/17/26	\$0.00
Protective Signaling System	\$56.10	\$56.10	03/17/26	\$0.00
State Surcharge, Electrical	\$117.24	\$117.24	03/17/26	\$0.00
Electric Technology Admin Fee, Local	\$24.14	\$24.14	03/17/26	\$0.00
Electric Plan Check Admin	\$28.17	\$28.17	03/17/26	\$0.00
Electric Admin Fee, State	\$80.47	\$80.47	03/17/26	\$0.00
<b>Fire</b>	\$9,568.93	\$9,568.93		\$0.00
Fire Plan Check	\$9,381.30	\$9,381.30	03/17/26	\$0.00
Fire Technology Admin Fee, Local	\$187.63	\$187.63	03/17/26	\$0.00
Fire Plan Check Admin	\$0.00	\$0.00	03/17/26	\$0.00
<b>Mechanical</b>	\$24,657.81	\$24,657.81		\$0.00
Mechanical Plan Check	\$8,825.96	\$8,825.96	03/17/26	\$0.00
Supplemental Plan Review, Mechanical	\$172.50	\$172.50	03/17/26	\$0.00
Mechanical Permit (Applicant Value)	\$13,578.40	\$13,578.40	03/17/26	\$0.00
State Surcharge, Mechanical	\$1,629.41	\$1,629.41	03/17/26	\$0.00
Mechanical Technology Admin Fee, Local	\$451.54	\$451.54	03/17/26	\$0.00
Mechanical Admin Fee, State	\$0.00	\$0.00	03/17/26	\$0.00
Mechanical Plan Check Admin	\$0.00	\$0.00	03/17/26	\$0.00
<b>Plumbing</b>	\$1,950.67	\$1,950.67		\$0.00
Plumbing Plan Check	\$418.95	\$418.95	03/17/26	\$0.00
Plumbing Fixtures	\$1,168.50	\$1,168.50	03/17/26	\$0.00
Removal, Abandonment, Cap of Fixture	\$28.50	\$28.50	03/17/26	\$0.00
State Surcharge, Plumbing	\$156.96	\$156.96	03/17/26	\$0.00
Plumbing Technology Admin Fee, Local	\$32.32	\$32.32	03/17/26	\$0.00
Plumbing Plan Check Admin	\$37.71	\$37.71	03/17/26	\$0.00
Plumbing Admin Fee, State	\$107.73	\$107.73	03/17/26	\$0.00
<b>Public Works</b>	\$1,295.40	\$1,295.40		\$0.00
PW Plan Check, New Commercial	\$1,270.00	\$1,270.00	03/17/26	\$0.00
PW Technology Admin Fee, Local	\$25.40	\$25.40	03/17/26	\$0.00
PW Plan Check Admin	\$0.00	\$0.00	03/17/26	\$0.00
<b>SDC</b>	\$11,883.91	\$11,883.91		\$0.00
<b>Total All Fees</b>	\$197,972.07	\$197,737.47		\$234.60

#### System Development Charges By System

SDC Fees	Total Due	Amount Paid	Paid Date	Amount Due
<b>City SDC Admin</b>	\$565.90	\$565.90		\$0.00
SDC City Admin	\$565.90	\$565.90	03/17/26	\$0.00
<b>Metropolitan Wastewater</b>	\$11,318.01	\$11,318.01		\$0.00
Truck Terminal	\$11,318.01	\$11,318.01	03/17/26	\$0.00
<b>Total All SDC Fees</b>	\$11,883.91	\$11,883.91		\$0.00