



Marion County Public Works Building Inspection Division

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Building Inspection Policy & Procedure No. 119

P&P 119

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Unfinished Basements

Issue:

The permit fee for a residential structural permit is required to be calculated in accordance with Oregon Administrative Rule (OAR) 918-050-0100. For new dwellings and additions to dwellings, the rule requires the fee to be based on the calculated valuation determined by multiplying the square footage of each area by the applicable valuation published in the ICC Building Valuation Data Table current as of April 1 of each year. While the table includes a valuation for an unfinished basement, the text accompanying the table does not define the term “unfinished basement”. Additionally, neither the state building code nor the referenced OAR define the term “unfinished basement”.

Discussion:

In order to provide consistency and predictability for the public, this policy defines the terms “unfinished basement”, “semi-finished basement” and “finished basement” and which valuation to use for each.

Policy:

When calculating the valuation for basements within single-family dwellings and/or duplexes the following definitions and categories will be utilized:

- Unfinished basements are unheated basements not intended as habitable space and limited to storage, housing of mechanical equipment, general work area or similar uses. If there is plumbing in the area it is limited to a floor drain, washing machine and/or a utility sink. Lights and electrical receptacles may be installed. There are no interior walls other than those required for gravity and lateral loads. The ceiling is required to be insulated to provide the energy envelope for the living area above. The ceiling is allowed to have drywall applied. Flooring consists of the concrete slab. The valuation is calculated using the unfinished basement valuation listed in the ICC Building Valuation Data Table.
- Semi-finished basements are unheated basements that in addition to the elements of an unfinished basement, may also have furred-out walls for future insulation, roughed-in plumbing for future fixtures, and may have partition walls with electrical installations. The valuation is calculated using the utility rate published in the ICC Building Valuation Data Table.
- Finished basements are basements not classified as unfinished or semi-finished. The valuation is based on the R-3 dwelling rate published in the ICC Building Valuation Data Table.