

BUILDING PERMITTING AND INSPECTIONS FEE SCHEDULE



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Planning and Inspections Department
Phone 910-371-3754 Fax 910-371-1158

Residential Construction Permit Fee Calculations

Zoning review fees, reinspection fees, administrative fees, plan review fees, Homeowners Recovery Fee, or other fees are not included.

New Residential Construction and Accessory Buildings with Habitable Area (Minimum \$300 Permit Fee)

Gross Sq. Ft. Under Roof X ICC Value per Sq. Ft. X 0.0055 = Permit Fee

Residential Additions, Sunrooms, and Attached Covered Porches (Minimum \$200 Permit Fee)

Gross Sq. Ft. Under Roof X ICC Value per Sq. Ft. X 0.0055 = Permit Fee

The new residential construction, addition, and sunroom fee calculations are for occupancy type R-3 and construction type VB and include inspections. Sunrooms with mechanical or plumbing will add \$25 per additional inspection.

Residential Alteration/Remodel/Repair (Minimum \$100 Permit Fee + \$50 per additional trade)

Gross Sq. Ft. X \$60 per Sq. Ft. X 0.0055 = Permit Fee

Decks, Docks, Bulkheads, and Piers (Minimum \$100 Permit Fee)

Gross Sq. Ft. X \$60 per Sq. Ft. X 0.0055 = Permit Fee

Retaining Walls (Minimum \$75 Permit Fee)

Linear Ft. X \$60 per Linear Ft. X 0.0055 = Permit Fee

Accessory Buildings and Structures (Minimum \$100 Permit Fee + \$50 per additional trade; Does not include accessory buildings with habitable area)

Gross Sq. Ft. X ICC Value per Sq. Ft. X 0.0055 = Permit Fee

Standard Residential Fees

Zoning review fees, reinspection fees, administrative fees, plan review fees, Homeowners Recovery Fee, or other fees are not included.

Initial Plan Review Fee	\$50
Swimming Pools	\$175
Heated Swimming Pools	\$225
Listed Self-Contained Hot Tubs	\$50
<i>These do not require additional trade work; otherwise, it is a major trade permit</i>	
Modular, Manufactured, or Mobile Homes, or Building Relocation (includes all trades)	\$350
Trade Permits for Minor Work (Plumbing, Mechanical, Electrical)	\$75
<i>Minor work is considered a project that requires no more than a total of two inspections</i>	
Trade Permits for Major Work (Plumbing, Mechanical, Electrical)	\$125
<i>Major work is considered a project that requires 3 or more inspections</i>	
Appliance or Equipment Change Out (includes trades; per appliance/unit)	\$50
Demolition	\$25
Window Replacement (when a permit is required, unlimited number of windows)	\$75
Roof Replacement (when a permit is required)	\$75
Prior Cut On (electric or gas)	\$50
Solar Photovoltaic System	\$125

Solar Photovoltaic System with battery backup and/or generators (simultaneous work under the same permit)	\$200
Temporary Certificate of Occupancy	\$50
Homeowners Recovery Fund	\$10
Additional Inspection Fee	\$25

Commercial Construction Permit Fee Calculations

Commercial construction fees includes building, electrical, mechanical, plumbing, and building fire inspection fees. Plan review fees, zoning fees, reinspection fees, administrative fees, or other fees are not included.

The additional cost per trade listed below is applicable even if permit cost is above the minimum value listed below.

New Commercial Construction and Accessory Structures (Minimum \$300 Permit Fee)

15,000 Sq. Ft. or less

Gross Sq. Ft X ICC Value per Sq. Ft. X 0.0045 = Permit Fee

Greater than 15,000 Sq. Ft.

$(15,000 \times \text{ICC Value per Sq. Ft.} \times 0.0045) + (\text{Gross Sq. Ft. above 15,000 Sq. Ft.} \times \text{ICC Value per Sq. Ft.} \times 0.0025) = \text{Permit Fee}$

Shell Buildings (Minimum \$300 Permit Fee)

Gross Sq. Ft. X ICC Value per Sq. Ft. X 0.0045 X 80% = Permit Fee

Commercial Repair (Minimum \$100 Permit Fee plus \$50 per trade)

Project Gross Sq. Ft. X \$60 per Sq. Ft. X 0.0045 = Permit Fee

Commercial Upfit, Alteration, or Change of Occupancy with Work (Minimum \$300 Permit Fee plus \$100 per trade)

Project Gross Sq. Ft. X \$60 per Sq. Ft. X 0.0045 = Permit Fee

Docks, Decks, Bulkheads, and Piers (Minimum \$100 Permit Fee)

Gross Sq. Ft. X \$60 per Sq. Ft. X 0.0045 = Permit Fee

Retaining Walls and Fences Requiring a Building Permit (Minimum \$100 Permit Fee)

Linear Ft. X \$60 per Linear Ft. X 0.0045 = Permit Fee

Standard Commercial Fees

Plan review fees, zoning fees, reinspection fees, administrative fees, or other fees are not included.

Initial Standalone Trade Permit Plan Review (Waived if review is not required)	\$50
Initial Building Plan Review (First rereview included)	\$50
Building Relocation (Includes trades)	\$375
Construction Trailer or Modular Office (Includes trades)	\$200
Change of Occupancy (that requires a building permit and no work performed)	\$100
Demolition	\$50
Appliance or Equipment Change Out (includes trades; per appliance/unit)	\$100
Rooftop Appliance or Equipment Change Out (includes trades; per appliance/unit)	\$150
Trade Permits for Minor Work (Plumbing, Mechanical, Electrical)	\$100
<i>Minor work is considered a project that requires no more than a total of two inspections.</i>	
Trade Permits for Major Work (Plumbing, Mechanical, Electrical)	\$300
<i>Major work is work that requires three or more inspections.</i>	
Window Replacement (additional \$10 per window after first window)	\$100
Prior Cut On (electric or gas)	\$50
Lift Station	\$150 plus \$100 per trade
Lift Station with unoccupied accessory building	\$450 plus \$100 per trade
Roof Repair	\$50

Solar Panels	\$125
Solar Farm	\$200
Temporary Certificate of Occupancy	\$100
Sign	\$50
With Foundation	add \$50
With Electrical	add \$50
Swimming Pools	\$350
Foundation Only Permit	\$300 + \$100 per trade
<i>(May include underslab plumbing and other components, if approved. This is independent of Permit Cost)</i>	
Minor Building Permit	\$100
<i>Limited to two inspections and subject to approval by Chief Building Official</i>	
Additional Inspection Fee	\$50

Fire Permit and Inspection Fees

Fire Construction Permits

Plan review fees, zoning fees, reinspection fees, administrative fees, or other fees are not included.

Automatic Fire-Extinguishing System (Standalone Fire Suppression Permit)	\$100
Battery Systems	\$50
Compressed Gases	\$50
Cryogenic Fluids	\$50
Emergency Responder Radio Coverage System (includes fire and electrical inspections)	\$150
Fire Alarms and Detection Systems, plus related equipment	\$100+\$2 per device
Fire Pumps and related equipment	\$200
Food Truck Inspection	\$25
Hazardous Materials	\$50 per control area
Hood System	\$250
Industrial Ovens	\$50
LP-Gas	\$50
Private Fire Hydrants	\$50 per hydrant
Spraying and Dipping	\$250
Sprinkler and Standpipe Systems	\$100+\$2 per head
Flammable and Combustible Liquid Storage Tanks	
Underground	\$250
Above Ground	\$150
Temporary Membrane Structures and Tents	\$50
Underground Fire Line	\$150
With Private Hydrants	Additional \$50 per hydrant
Initial Plan Review for Fire Construction Permit	\$50
Other (required inspection)	\$50

Operational Permits

(Operational Permits issued every 2 years; when permit expires, full fee is charged for renewal. If permit is not renewed within 30 days of expiration, and operations are still performed, life safety violations may be incurred)

Carnivals and Fairs	\$100
Combustible Dust-Producing Operations	\$50
Covered Mall Building	\$100
Dry Cleaning Plants	\$50
Exhibits and Trade Shows	\$50

Explosives	\$100
Flammable and Combustible Liquids	\$100
Fumigation and Thermal Insecticidal Fogging	\$50
Hazardous Materials	\$100
High Piled Storage	\$50
Liquid or Gas Fuel Vehicles or Equipment in an Assembly Building	\$100
Private Fire Hydrants	\$50
Pyrotechnic Special Effects Material	\$100
Spraying and Dipping	\$50
Storage of Scrap Tires and Tire Byproducts	\$50
Temporary Membrane Structures and Tents	\$50
Other items not listed above but required by NC Fire Code	\$50
Multiple Operational Permits at Single Occupancy	\$100
Violation involving imminent hazard to life and property	\$200 per day, per violation

Periodic Fire Inspection Fees

Commercial and Nonresidential Buildings

Under 1,500 square feet	\$50
1,500 – 4,999 square feet	\$75
5,000 - 10,000 square feet	\$125
Over 10,000 square feet	\$150 + \$5 per 1,000 square feet over 10,000 square feet

Special Situations (Outside storage, LP bulk storage)	\$50
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Multi-Family Residential Buildings (Common area and fire control devices)

0 – 50,000 square feet	\$50 per building
50,001 - 100,000 square feet	\$100 per building
100,001 – 150,000 square feet	\$150 per building
150,001 – 200,000 square feet	\$200 per building
Over 200,000 square feet	\$250 plus \$5 per 1,000 square feet over 200,000 (per building)

Common area inspections of multi-tenant buildings will only be charged a fee for square footage inspected. Square footage of tenants will be charged a fee with inspection of tenant spaces.

Violation involving imminent hazard to life and property	\$200 per day, per violation
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Review and Reinspection Fees

Applies to Building, Electrical, Mechanical, Plumbing, and Fire Inspections (Permit fees include one re-inspection per trade. If work is not complete when scheduled, the "not ready" fee will be charged. Reinspection fees must be paid prior to next inspection being granted. Review fees must be paid prior to permit issuance.)

First and Second Reviews	Included in Initial Review Fee
Third Review (minimum \$50)	Double the Initial Review Fee
For all reviews thereafter, fees will be double the previous review fee (with minimum of \$50)	
Revision to already approved plans	\$100 per hour (min 1 hour)
Inspection Cancellation (Before day of inspection)	No Charge
Inspection Cancellation (On day of inspection)	\$25
<i>This fee may be waived by the Chief Building Official due to weather, emergencies, or other special circumstances.</i>	
Not ready (on-site cancellation/incomplete/still working)	\$100

First reinspection (included with all other permit fees, unless not ready)	No Charge
Second reinspection	\$50
For all reinspections thereafter, fees will be doubled with every reinspection (with minimum of \$50)	

Periodic fire reinspection fees:

First reinspection	No Charge (unless life safety hazard is present)
Second reinspection	½ of initial fee (Min \$50)
Third reinspection and any thereafter	Double previous fee (Min \$100)

Other Fees

State License Inspection	\$50
Working Without a Permit	Same cost as permit fee with minimum of \$100 (Permit fee will also be charged)
Occupancy without a CO or unsafe use per 204.13 NC Administrative Code	\$50 per day
Request for a CO of an existing building per 204.8.4.1 NC Administrative Code	
Office Review	\$50
Onsite Inspection	Additional \$50
Permit Extension Fee (must be requested min 5 business days before expiration, and approved)	
1/3 of initial building permit fee (min of \$50)	
Emergency After Hours Inspections (subject to staff availability)	\$150 per hour
Administrative Processing Fee <i>(Retained If Permit is Cancelled Before Construction Begins. If project and inspections have started, permit fee is retained.)</i>	
Residential Projects	\$100
Commercial Projects	25% of Permit Fee, \$200 Minimum
General Administrative Fee <i>(Includes Change of Contractor on permit, per permit)</i>	\$25
Expired Permit Renewal <i>(At the discretion of Town to renew permit or to require a new application)</i>	
	Half of building permit fee, \$50 minimum

Additional Information

- Community Development Block Grant Neighborhood Revitalization (CDBG-NR) projects are exempt from the Residential Construction Permit Fees and Standard Residential Fees.
- There will be a \$25.00 fee for returned checks.
- When a permit is expired, no refunds will be granted.
- Effective July 1 of each year, ICC values are based on the ICC Building Valuation Data published the February of that year. ICC building Valuation Data is available at: <https://www.iccsafe.org/products-and-services/i-codes/code-development-process/building-valuation-data/>