

BUILDING PERMITTING AND INSPECTIONS FEE SCHEDULE



102 Town Hall Dr., Leland, NC 28451

www.townofleland.com

Residential Construction Permit Fee Calculations

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

New Residential Construction (Minimum \$300 Permit Fee)

Gross Sq. Ft. Under Roof X ICC Value per Sq. Ft. X 0.0039 = Permit Fee

Residential Additions and Sunrooms (Minimum \$200 Permit Fee)

Gross Sq. Ft. Under Roof X ICC Value per Sq. Ft. X 0.0039 = Permit Fee

The new residential construction, addition, and sunroom fee calculations are for occupancy type R-3 and construction type VB, and include trade inspections (M, E, P).

Residential Renovation/Remodel/Repair (Minimum \$100 Permit Fee)

Gross Sq. Ft. X \$60 per Sq. Ft. X 0.0039 = Permit Fee

Decks, Pergolas, Docks, Bulkheads, and Piers (Minimum \$75 Permit Fee)

Gross Sq. Ft. X \$60 per Sq. Ft. X 0.0039 = Permit Fee

Retaining Walls and Fences Requiring a Building Permit (Minimum \$50 Permit Fee)

Linear Ft. X \$60 per Linear Ft. X 0.0039 = Permit Fee

Accessory Buildings (Minimum \$100 Permit Fee; Does not include accessory buildings with habitable area)

Gross Sq. Ft. X ICC Value per Sq. Ft. X 0.0039 = Permit Fee

Standard Residential Fees

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

Swimming Pools	\$100
Modular, Manufactured, Mobile Homes, and 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>	
Plan Review (Applicable to Residential when a review is deemed necessary and performed)	
Townhomes and other Residential Buildings	\$50 per unit
Appliance or Equipment Change Out (includes trades; per appliance/unit)	\$50
Demolition	\$25
Window Replacement (more than \$15,000, unlimited # of windows)	\$75
Prior Cut On (electric or gas)	\$50
Solar Panels	\$75
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.

Deferred submittal plan review fees, zoning fees, reinspection fees, administrative fees, or other fees are not included.

New Commercial Construction (Minimum \$100 Permit Fee)

15,000 Sq. Ft. or less

Gross Sq. Ft. X ICC Value per Sq. Ft. X 0.003 = Permit Fee

Greater than 15,000 sq. ft.

(15,000 X ICC Value per Sq. Ft. X 0.003) + (Gross Sq. Ft. above 15,000 Sq. Ft. X ICC Value per Sq. Ft X 0.001) = Permit Fee

Shell Buildings

Gross Sq. Ft. X ICC Value per Sq. Ft. X 0.003 X 80% = Permit Fee

Commercial Upfit/Alteration/Repair

Gross Sq. Ft. X \$60 per Sq. Ft. X 0.003 = Permit Fee

Docks, Decks, Bulkheads, and Piers

Gross Sq. Ft. X \$60 per Sq. Ft. X 0.003 = Permit Fee

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

Linear Ft. X \$60 per Linear Ft. X 0.003 = Permit Fee

Standard Commercial Fees

Deferred submittal plan review fees, zoning fees, reinspection fees, administrative fees, or other fees are not included.

Plan Review (Applicable to Residential when a review is deemed necessary and performed)	
Townhomes and other Residential Buildings	\$50 per unit
Standalone Trade Permit Plan Review	\$50
Re-review and Deferred Submittal Plan Review	\$50
<i>Re-review fee may be charged on third or further review of plans, if plan review notes are not being adequately addressed.</i>	
Building Relocation (Includes trades)	\$375
Construction Site Office (Includes trades)	\$200
Change of Occupancy/Compliance (no work performed)	\$50
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>	
Window Replacement (additional \$10 per window after first window)	\$100
Prior Cut On (electric or gas)	\$50
Roof Repair	\$100
Solar Panels	\$75
Solar Farm	\$200
Underground or Above Ground Storage Tanks	\$150
Temporary Certificate of Occupancy	\$100
Sign	\$25

With Foundation	add \$25
With Electrical	add \$25
Swimming Pools	\$350
Foundation Only Permit (May include Underslab Plumb. and other components, if approved. This is independent of Permit Cost)	300 (+\$100 for each trade)
Additional Inspection Fee	\$50

Fire Construction Permits

Deferred submittal plan review fees, zoning fees, reinspection fees, administrative fees, or other fees are not included.

Automatic Fire-Extinguishing System	\$25
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	\$50
Food Truck Inspection (on Town Hall premises by appointment)	\$25
Flammable and Combustible Liquids	\$50
Hazardous Materials	\$50
Hood System	\$100
Industrial Ovens	\$50
LP-Gas	\$50
Private Fire Hydrants	\$50
Spraying and Dripping	\$50
Sprinkler and Standpipe Systems	\$50.00 + \$2 per head
Temporary Membrane Structures and Tents	\$50
Underground Fire Line	\$150
Other (required Inspection)	\$25

Fire Inspections

Operational Permits

Deferred submittal plan review fees, zoning fees, reinspection fees, administrative fees, or other fees are not included.

Carnivals and Fairs	\$25
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 Dripping	\$50
Storage of Scrap Tires and Tire Byproducts	\$50
Temporary Membrane Structures and Tents	\$50
Other	\$50

Annual Inspection Fees for Level I, II, or III Occupancies

Deferred submittal plan review fees, zoning fees, reinspection fees, administrative fees, or other fees are not included.

Under 1,500 square feet	\$25
1,500 - 5,000 square feet	\$50
5,000 10,000 square feet	\$75
Over 10,000 square feet	\$100.00 + \$5.00 per 1,000 square feet
Special Situations (Outside storage, LP bulk storage)	\$50
Multi-Family Apartments (Common area and fire control devices)	\$25.00 per building
Churches and Foster Care	No Charge

Re-inspection Fee Schedule - 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.)

Cancellation (non-weather related)	\$50
Not ready (incomplete/still working)	\$100
First reinspection (included with all other permit fees)	No Cost
Second re-inspection	\$50
Third re-inspection	\$100

If all violations have not been corrected at the third re-inspection for inspection thereafter, the permit holder will be assessed a \$200.00 penalty and further actions may be initiated.

Other Fees

State License Inspection	\$50
Working Without a Permit	\$100
Emergency After Hours Inspections	\$75 per hour
Administrative Processing Fee (Retained If Permit is Cancelled Before Construction Begins)	
Residential Projects	\$100
Commercial Projects	25% of Permit Fee
General Administrative Fee (Includes Change of Contractor on permit. per permit)	\$25
Expired Permit Renewal (At the discretion of the Town to renew permit or to require a new application)	Half of the original permit fee; Minimum \$50

There will be a \$25.00 fee for returned checks

ICC Values are based on the Square Foot Construction Costs from the most recent February International Code Council Building Valuation Data, available at

<https://www.iccsafe.org/products-and-services/i-codes/code-development-process/building-valuation-data/>