

# 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, plan review, 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 + \$50 per additional trade; 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, plan review, 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	\$125
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 \$300 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.

$(15,000 \times \text{ICC Value per Sq. Ft.} \times 0.003) + (\text{Gross Sq. Ft. above } 15,000 \text{ Sq. Ft.} \times \text{ICC Value per Sq. Ft.} \times 0.001) = \text{Permit Fee}$

Shell Buildings (Minimum \$300 Permit Fee)

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

Commercial Upfit/Alteration/Repair (Minimum \$100 Permit Fee)

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

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

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 second not approved plan review and each thereafter.</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		\$125
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.)	300 (+\$100 for each trade)	
This is independent of Permit Cost)		
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 and before 8AM on day of inspection)	No Cost
Cancellation (non-weather related and after 8AM on day of inspection)	\$25
Not ready (on-site cancellation/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)

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/>

Effective July 1, 2022