

Permitting & Inspection Division – Fee Schedule Commentary

I. Plan Review Fees

(Applies only to the Permitting & Inspections Division. Fees from other departments are not included.)

Category	Fee
One or Two Family Dwelling	No Fee
Up to 5,000 sq. ft.	\$155.00
5,001 to 10,000 sq. ft.	\$310.00
10,001 to 15,000 sq. ft.	\$465.00
15,001 to 25,000 sq. ft.	\$620.00
25,001 to 40,000 sq. ft.	\$925.00
40,001 to 60,000 sq. ft.	\$1,075.00
60,001 to 100,000 sq. ft.	\$2,000.00
Over 100,000 sq. ft.	\$3,000.00
Re-review for Revisions	½ of the original fee
Expedited Plan Review (2-day turnaround)	\$2,500 + base fee <i>applies to Building, Mechanical, Electrical, and Plumbing Only; 2000 sq. ft. max of interior renovations. Commercial Only</i>

Single Trade & Miscellaneous Reviews

Category	Fee
Mechanical only	\$90.00
Electrical only	\$90.00
Plumbing only	\$90.00
Cell Tower / Co-Locate	\$90.00 <i>Fee may not be required if projects meet state law requirements. Does not apply to generators being installed at cell towers</i>
Pole/Ground Signs (≥6 ft. or higher)	\$90.00
Retaining Wall only	\$90.00
Change of Use (no construction)	\$10.00 <i>Includes review and permit</i>
Change of Occupancy Classification (no construction)	\$90.00 <i>Includes review and permit</i>

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Part 2: Trade & Miscellaneous Fees

II. Permit Fees

Building Permits

New Commercial Construction (per sq. ft., per floor)	\$0.35 (Min. \$90.00) New building construction, regardless of shell construction or a complete “turn-key” building, is charged \$0.35 per square foot. Mezzanines are not considered floor space for the purpose of permitting fees.
Commercial Renovation/Addition (per sq. ft.)	\$0.32 (Min. \$90.00) Renovations and/ or additions are charged by the total square footage of the renovation and/ or addition per floor and not the square footage of the building unless the scope of work is the total square footage of the building. Up-fits to a shell building or tenant space will fall into the renovation category and generally encompass the entire square footage of the space. Mezzanines are not considered floor space for the purpose of permitting fees.
New Single-Family, Duplex, Townhome (per sq. ft.)	\$0.30 (Min. \$90.00) Homes, duplexes, and townhomes are charged by the square footage of the building regardless of how many floors the building has.
Residential Renovation/Addition (per sq. ft.)	\$0.20 (Min. \$90.00) Homes, duplexes, and townhomes are charged by the square footage of the renovation and/ or addition square footage, regardless of how many floors the building has.
Accessory & Miscellaneous Permits	
Accessible Ramp	No Fee No fee for accessible “handicap” ramp.

Insulation <u>Only</u> (per sq. ft.)	\$0.07* Based on the square footage of the building. If the fee does not match the minimum permit fee, then min. permit fee is applied.
Re-roofing <u>Only</u> (per sq. ft.)	\$0.07* Based on the square footage of the building. This fee does not apply to new roof coverings, only to re-roofing existing buildings. If the fee does not match the minimum permit fee, then min. permit fee is applied.
Manufactured/Modular Building Placement	\$90.00 Manufactured/ modular placement covers all manufactured (HUD-certified house) and modular buildings (i.e. construction trailers, modular homes, etc.) The permit covers tie-downs, foundation, marriage lines (joining two separate parts of the building together), stairs, and decks 10 square feet or less. Any mechanical, electrical, and plumbing work must be on the relevant permit, as this permit does not cover this work.
Change of Use (no construction) Includes review and permit	\$10.00 This permit selection is only for a change of use if no construction is to happen. This requires a plan review before the permit can be issued.
Change of Occupancy Classification (no construction) Includes review and permit	\$90.00 This permit selection is only for a change in occupancy classification if no construction is to happen. This requires a plan review before the permit can be issued.
Temporary Power/Stocking CO (60-day)	\$125.00 Each permit is \$125 with a 60-day time limit. If the permit holder needs more time, then a new application will need to be submitted and fees paid.

Temporary Certificate of Occupancy (60-day)	\$200.00 Each permit is \$200 with a 60-day time limit. If the permit holder needs more time, then a new application will need to be submitted and fees paid.
Cost-Based Permits For construction without square footage, such as window replacements, doors, pools, demolition, cell towers, billboards, ETC.	
\$0 – \$10,000	\$90.00
\$10,001 – \$20,000	\$100.00
\$20,001 – \$30,000	\$130.00
\$30,001 – \$40,000	\$160.00
\$40,001 – \$50,000	\$190.00
\$50,001 – \$60,000	\$220.00
\$60,001 – \$70,000	\$250.00
\$70,001 – \$80,000	\$265.00
\$80,001 – \$90,000	\$280.00
\$90,001 – \$100,000	\$295.00
\$100,001 and above	\$350.00

Mechanical Permits

Category	Fee
Minimum Permit / Miscellaneous Work	\$90.00
Gas Piping	\$90.00 flat fee This is for gas piping and any equipment (regulators, valves, etc.) that is part of the piping system. Gas appliances (furnaces, gas cooking appliances, etc.) are a separate fee. This covers new, addition, modification, replacement/ repairs of the gas piping.
Heating/AC Appliance (each)	\$90.00 Includes ductwork
Commercial Exhaust Hood System (each)	\$90.00
Commercial Refrigeration	\$90 + \$50 per additional unit
Gas Appliances (non-heating)	\$90 + \$20 per additional unit Covers all gas appliances outside of furnaces. Such as gas logs, gas lighting, gas ranges, etc.
Ductwork <u>Only</u>	\$90 + \$20 per additional system* Only applies to replacing ductwork only.

Exhaust/Vent Systems	\$90 + \$20 per additional system This permit covers any exhaust fans, make-up air fans, flue gas venting piping (if replacing, modifying, or repairing an existing vent pipe only) outside of any listed on the fee schedule.
Hydronic Piping	\$120 per system Hydronic piping is for steam, chilled water, geo-thermal systems. Appliances are permitted under the heating and air-conditioning appliance line item, but the hydronic piping is a separate fee item. Domestic hot-water furnaces (Apollo name brand, etc.) will require a plumbing permit and charged as such and not charged for the water piping under this line item.
Hydrogen Fuel Cell	\$120 per system
Condensate Piping <i>Only</i>	\$90 flat fee This is for any replacement, repair, modification, or addition to a condensate drain only. This is a flat fee regardless of how many units.
Clothes Dryer/Vent	\$90 + \$20 per additional
Multi-Trade Permit (not tied to building permit)	\$90.00 each This permit is for water heater, HVAC, generator, etc. replacements on existing structures. New buildings do not qualify for this permit and applies only to North Carolina licensed contractors [160D-1110 (d)]

Electrical Permits

Category	Fee
Minimum Permit / Miscellaneous	\$90.00
Meter/Panels	\$90 + \$10 per additional This fee is for each electrical meter, panel, and/ or sub-panels. This is for new, repair, replace, modify, additional, etc.

Electrical wiring is based on service(s) amperage. For existing buildings, the electrical wiring is based on which service amperage the wiring is being repaired, replaced, modified, altered, etc. {ex. The building has two 200-amp services, but the contractor is adding a branch circuit to only one service. The permit fee will be for that one 200-amp service wiring.	
Wiring ($\leq$ 200 Amps)	\$90
Wiring (201 – 800 Amps)	\$180
Wiring (801 – 1000 Amps)	\$270
Wiring (1001 – 2000 Amps)	\$360
Wiring (2001 – 3000 Amps)	\$450
Wiring (3001 Amps +)	\$540
Low-Voltage Systems	\$90 per system The fee is for each low-voltage wiring system. Examples of individual systems: fire alarm wiring, data wiring, etc.
Generator/Solar Panels	\$120 each The fee is for each generator or solar panel system. A singular solar panel system is defined by either one inverter or switch/transfer gear.
Pools/Spas/ Hot Tubs (Equipment & Bond)	\$120 each pool/ spa This fee covers the bonding and/ or electrical connection to pool/ spa/ hot tub, or fountain equipment associated with it.
Sign/Menu Board	\$90 + \$10 per additional
Devices (Receptacles, Lights, etc.)	\$90 flat fee This is a flat fee for all electrical devices and does not include any wiring. Devices include switches, receptacles, luminaries, etc.
Commercial Pole Lights	\$120 flat fee This is a flat fee for commercial pole lights, regardless of how many and covers the wiring in the light pole to the branch circuit connection junction box. <u>Pole lights on detached family homes, duplexes, and townhomes are charged by device and wiring.</u>

Electric Heating Appliances	\$90 + \$10 per additional Fee is for any electrical heating device not covered by the mechanical permit. Examples would be baseboard heaters, electrical wall heater (no A/C), etc.
EV Charging Stations	\$90 + \$40 per additional
Multi-Trade Permit (not tied to building permit)	\$90.00 each This permit is primarily for water heater, HVAC, generator, etc. replacements on existing structures. New buildings do not qualify for this permit and applies to North Carolina licensed contractors [160D-1110 (d)]

Plumbing Permits

Category	Fee
Minimum Permit / Miscellaneous	\$90.00
<i>Building water piping is based on building square footage for building or tenant space</i>	
Building Water Piping (1–2500 sq. ft.)	\$90.00
Building Water Piping (2501–5000 sq. ft.)	\$180.00
Building Water Piping (5001+ sq. ft.)	\$270.00
<i>Building D.W.V piping is based on building square footage for building or tenant space. D.W.V. is drain, waste, and venting piping.</i>	
D.W.V. Piping (1–2500 sq. ft.)	\$120.00
D.W.V. Piping (2501–5000 sq. ft.)	\$240.00
D.W.V. Piping (5001+ sq. ft.)	\$360.00
<i>Water and Sewer service is what connects from the street tap/ septic tank/ drinking water well to the building drain/ building water.</i>	
Water & Sewer Service	\$120.00 This fee is for the water and sewer from the building to the utility connection point. Water and sewer piping inside the building is covered by building water and D.W.V. fee schedule. This is a flat fee for both or individual as applied for on the permit application per contractor.
Irrigation Piping	\$90.00 flat fee Flat fee for irrigation piping.

Water Heater (each)	\$90.00
Residential Fire Sprinkler System	\$120.00 This fee is for any fire sprinkler system installed in a detached single family home or each tenant space of a duplex.
Storm/Rain Drain Systems	\$90.00 flat fee Flat fee for all building/ tenant storm/ drain systems. Examples are scuppers, rain leaders, roof drains, etc.
Pumps	\$90.00 flat fee Flat fee for all pumps connected to the building water supply or drain system.
Backflow/Pressure Reducing Valve	\$90.00 Flat fee on commercial backflow devices/ pressure reducing valves. Does not cover water supply piping, D.W.V. piping, or service piping and will generally be an additional fee if replacing existing. Any backflow or pressure reducing devices on detached single-family homes, duplexes, or townhomes are covered by building water, D.W.V piping, or service fee schedule on new or when replacing on existing building.
Grease/Oil Separator	\$120.00 flat fee
Manholes	\$90 + \$20 per additional
Multi-Trade Permit (not tied to building permit)	\$90.00 each This permit is primarily for water heater, HVAC, generator, etc. replacements on existing structures. New buildings do not qualify for this permit and applies to North Carolina licensed contractors [160D-1110 (d)]

Miscellaneous Fees

Category	Fee
Permit Refund Processing	\$30.00
After-Hours/Weekend Inspections	\$150/2 hrs + \$75/hr additional Based on inspector availability, usually need 4 day advance notice.
Contractor Change on Project	\$30 per trade Applies to changing of a contractor where there is an issued permit.
Notice of Violation Callback	\$100.00 This fee is for when installations do not meet the minimum standards of the North Carolina Technical Codes.
Work Without Permit	2x standard permit fee
Homeowner Recovery Fee	\$10.00
Daycare Inspection (DHHS)	\$150.00
Yard Sale Permits	\$10 (1st), \$15 each additional No more than 3 permits for no more than two consecutive days only for each permit may be issued to one residence and/or family household during any calendar year. Hours of operation. Such yard sales shall be limited in time to no more than the daylight hours of the days for which permit is granted. The city permitting department may issue another permit to the applicant for a yard sale to be conducted at the same location within 30 days from the date when the sale was to be held. No additional permit fee is required. Any bona fide charitable, eleemosynary, educational, cultural or governmental institution or organization when the proceeds from the sale are used directly for the institution or organization's charitable purposes and the goods or articles are not sold on a consignment basis.