

## **Plan Review:**

➤ These fees for plan review only apply to the Permitting & Inspections Division of Development Services. Other fees applied to plan review from other divisions or departments are not reflected in this pricing.

• 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 sq. ft. to 60,000 sq. ft.	\$1075.00
• 60,001 sq. ft. to 100,000 sq. ft.	\$2000.00
• Above 100,000 sq. ft.	\$3000.00

Re-review fee for Revision to Approved Plans  $\frac{1}{2}$  of original plan review fee

### **Single trade Plan Review only and miscellaneous reviews:**

• Mechanical only	\$90.00
• Electrical only	\$90.00
• Plumbing only	\$90.00
• Cell Tower or Co Locate	\$90.00
○ This fee may be not required if project meets State Law requirements. Does not apply to generators for telecommunication use.	
• Pole sign / Ground signs (6 feet or higher)	\$90.00
• Retaining Wall only	\$90.00
• Change of Use review (no construction)	No Fee
• Change of Occupancy Classification (no construction)	\$90.00

Expedited Plan Review for qualifying projects \$2,500 plus normal plan review fee; two business day  
\* review for qualifying projects. Only applies to initial  
\* submission

## **Permits**

### **Building**

- ❖ **New Commercial Construction:** based on square footage per floor. Minimum permit fee: \$90.00. \$0.35 per square foot
  - New building construction, regardless of shell construction or complete “turn-key” building is charged \$0.35 of the square footage per floor. Mezzanines are not considered floor space for purpose of permitting fees.

- ❖ **Renovation and/ or Addition of Commercial Construction:** based on square footage of additional and/ or renovated space per floor. Minimum permit fee: \$90.00. \$0.32 per square foot
  - Renovations and/ or additions is 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 purpose of permitting fees.
- ❖ **New Single Family Homes, Duplex, and Townhomes:** Based on square footage. Minimum permit fee: \$90.00. \$0.30 per square foot
  - Homes, duplexes, and townhomes is charged by the square footage of the building regardless of how many floors the building has.
- ❖ **Addition and/ or Renovation of Single Family Homes, Duplex, and Townhome:** Based on square footage of addition and/ or renovated areas. Minimum permit fee: \$90.00 each. \$0.20 per square foot
  - Homes, duplexes, and townhomes is charged by the square footage of the renovation and/ or addition square footage regardless of how many floors the building has.

Miscellaneous, accessory, and single permits. Minimum Permit Fee \$90.00 each unless noted.

- Due to the constant changing requirements of when a permit is required or not, if not listed below, then the fee is \$90 flat fee regardless of scope of work.

Accessible ramp No Fee

- No fee for accessible “handicap” ramp.

Insulation Only Permit \$0.07 per square foot based on building footprint

- Based on square footage of building. If fee does not match minimum permit fee, then min. permit fee is applied.

Re-roof covering Only permit \$0.07 per square foot based on building footprint

- Based on square footage of building. This fee does not apply to new roof coverings, only re-roofing existing. If fee does not match minimum permit fee, then min. permit fee is applied.

Manufactured/ Modular Building Placement Permit \$90.00

- Manufactured/ modular placement covers all manufactured (HUD house) and modular buildings (i.e. construction trailers, mobile 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 relative permit, as this permit does not cover this work.

Change of Occupancy Classification Permit (no construction) \$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.

Change of Use Permit (no construction) \$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 Occupant/ Tenant Permit (no construction) \$10.00

- This is for a change of tenant where the business does not fall into a change of occupancy classification or change of use and there is no construction.

Temporary Power/ Stocking CO \$125.00 each; 60 day limit on each approval

- 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 CO \$200.00; 60 day limit on each approval

- 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.

Multi-Trade Permit for qualifying projects,  
not attached to a building permit project

\$90.00

- This permit is primarily for water heater, HVAC, generator, etc. replacements on existing structures. New buildings do not qualify for this permit [160D-1110 (d)] If the project has a building permit then the contractor(s) should submit the appropriate application for that trade as there is usually more work involved than what the General Statute states. The Statute states *appliance*, which defined by Code does not cover ductwork, water piping, drain piping, gas piping, etc.

Cost Based Permits. For construction without square footage such as window replacements, doors, pools, cell tower, 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

- These permits are for projects where there is no square footage or does not apply (such cell tower, pools, retaining walls, signs, demolition, moved buildings, etc.). The contractor will provide the valuation and permit cost is based upon this.

➤ Mechanical, Electrical, and Plumbing permits are based on scope of work on permit per contractor.

- Mechanical, electrical, and plumbing permits are based on the scope of work on the application per contractor. If Permitting & Inspections receives an application from a contractor that has another same trade permit and scopes of work (partial or whole) that are duplicated, the permit cannot be issued until either the contractor(s) revise their permits or the General Contractor/ Owner provides a change of contractor form. Permit applications are required by State Law and State Code to accurately and clearly show the scope of work being performed by the contractor. There is no separation of fees for commercial or residential. Fees are added together based on scope of work per permit application.

## Mechanical

Minimum permit fee and fee for permit not listed below \$90

- Due to the constant changing requirements of when a permit is required or not, if not listed below, then the fee is \$90 flat fee regardless of how many.
- Gas Piping \$90  
(Includes valves, regulators, ETC.)
  - This is for gas piping and any equipment that is part of the piping system. Gas appliances are a separate fee. This covers new, addition, modification, and replacement/ repairs of the gas piping.
- Heating and Air Conditioning appliance (pkg, split, ETC.) \$90 each  
(Includes ductwork; applies to new and replacement)
  - This is for each heating and air conditioning system. Ductwork only is covered by a separate fee. Multi-trade permit applications does not cover ductwork or installations on new buildings.
- Commercial Hood/ Canopy exhaust system \$90 each
  - This covers commercial hood, exhaust fan, and make-up air fan that if for the hood system only.
- Commercial Refrigeration appliances \$90 for first unit, \$50 for each additional appliance
  - These are for commercial refrigeration units. Units that are not self- contained and has a plug and cord electrical attachment are not required to be permitted. Refrigeration license allows licensed refrigeration contractors (not mechanical licensed contractors) to do the electrical connection (no breakers) but will need a separate electrical permit. If it is a replacement on an existing building then a multi-trade permit can be used.
- Gas Appliances Other Than Heating Appliances (gas logs, gas cooking appliances, ETC) \$90 for first unit, \$20 for each additional appliance
  - Covers all gas appliances outside of furnaces.
- Ductwork Only \$90 for first system, \$20 for each additional system  
(Includes dampers, registers, ETC)
  - For ductwork only which would fall under replacement, repair, additional, modification. Each system refers to each HVAC appliance that the ductwork is being permitted for.
- Exhaust Systems/ Venting / Intake fans \$90 for first system, \$20 for each additional system  
(exhaust fans, paint booths, ETC.)
  - 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 fee schedule.
- Hydronic Piping \$120 each system
  - Hydronic piping is for steam, chilled water, geo-thermal systems. Appliances are permitted under 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 each
  - Fee is for each hydrogen fuel cell and covers the equipment (fuel piping) associated with it.
- Condensate piping only \$90
  - This is for any replacement, repair, modification, and addition to a condensate drain only. This is a flat fee regardless of how many units.
- Clothes Dryer \$90 for first, \$20 for each additional appliance/  
(Includes appliance and vent or individual) vent

- Applicable for any new or replacement of a clothes dryer and/ or dryer vent.

## Electrical

Minimum permit fee and fee for permit not listed below \$90

- Due to the constant changing requirements of when a permit is required or not, if not listed below, then the fee is \$90 flat fee regardless of how many. Telecommunications (cell-tower, co-locates) fees may not be required if they meet State Law requirements {this would not apply to a generator being installed for telecommunication use}.
- Meter/ Panels \$90 for first, \$10 for each 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 building service amps for each service at building or tenant space**

- Electrical wiring is based on how many and what size each service is on new construction. For existing buildings, the electrical wiring is based on which service the wiring is being repaired, replaced, modified, altered, etc. {ex. Building has two 200 Amp services, but contractor is adding a branch circuit to only one service. The permit fee will be for that one 200 Amp service wiring.}
- Electrical Wiring 200 Amps and below (service) \$90
- Electrical Wiring Above 200 Amps (service) \$180
- Electrical Wiring Above 800 Amps (service) \$270
- Electrical Wiring Above 1000 Amps (service) \$360
- Electrical Wiring Above 2000 Amps (service) \$450
- Electrical Wiring Above 3000 Amp (service) \$540
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- Low-Voltage Wiring (fire alarm, data, security, ETC.) \$90 each system
  - Fee is for each low-voltage wiring system.
- Generator/ Solar Panels (includes transfer switch) \$120 each
  - Fee is for each generator or solar panel system. A singular solar panel system is defined by either one-inverter or switch/ transfer gear.
- Swimming Pool/ Spa/ Hot Tub (equipment & bond) \$120 each pool/ spa/ hot tub
  - This fee covers the bonding and/ or electrical connection to pool/ spa/ hot tub, or fountain equipment associated with it.
- Sign/ drive through menu \$90 for first, \$10 for each additional
  - Fee is for each electrical connection to a drive-thru menu and/ or sign.
- Devices (receptacles, luminaries, switches, ETC.) \$90
  - 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
  - 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. Pole lights on detached family homes, duplex, and townhomes are charged by device and wiring.
- Electrical heating appliance (baseboard, ETC.) \$90 for first, \$10 for each 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.
- Electric Vehicle Charging Station/ Circuit \$90 for first, \$40 for each additional station/ circuit
  - Fee is for each individual E/V charging station or circuit.

## Plumbing

Minimum Permit Fee and fee for permit not listed below \$90

- Due to the constant changing requirements of when a permit is required or not, if not listed below, then the fee is \$90 flat fee regardless of how many.

### **Building water piping is based on building square footage for building or tenant space**

- Building water piping is based on square footage of the footprint of the building. Applicants should put down square footage on application and staff verifies using county tax records.
- Building Water Piping:
  - I. Building from 1 to 2500 square feet \$90
  - II. Building from 2501 to 5000 square feet \$180
  - III. Building from 5001 and above square feet \$270

### **Building D.W.V piping is based on building square footage for building or tenant space**

- Building *drain, waste, and venting* piping is based on square footage of the footprint of the building. Applicants should put down square footage on application and staff verifies using county tax records.
- Building Drain, Waste, Venting Piping:
  - I. Building from 1 to 2500 square feet \$120
  - II. Building from 2501 to 5000 square feet \$240
  - III. Building from 5001 and above square feet \$360
- Water & Sewer Service Piping \$120
  - 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
  - Flat fee for irrigation piping.
- Water Heater Appliance (new/ replacement) \$90 each  
(does not include water piping)
  - Fee for water heater appliance.
- Residential Sprinkler System \$120
  - This fee is for any fire sprinkler system installed in a detached single family home or each tenant space of a duplex.
- Building Storm/ Rain Drain Systems \$90
  - Flat fee for all building/ tenant storm/ drain systems. Examples are scuppers, rain leaders, roof drains, etc.
- Pumps (booster/ sump, ETC.) \$90
  - Flat fee for all pumps connected to the building water supply or drain system.
- Commercial Water Service Backflow preventer \$90  
/ pressure reducing valve
  - 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
  - Flat fee on separators
- Manholes \$90 for first; \$20 for each additional
  - Fee per manhole

### Miscellaneous

- Processing fee for permit refunds \$30
  - Any request for a refund has this fee attached. Errors made by the department are not charged this fee for refunding.
- After hour/ weekend inspections (based on inspector availability and approval; 4 day prior request) \$150 per trade for 2 hours; \$75 for each additional hour
  - This fee is for any after-hour or weekend inspection. 4-day prior request is needed for department approval and if an inspector is available for the inspection. Applicant must request in advance how many hours are needed so the fee can reflect the proper amount of time and fees must be paid once approved and before the inspection.
- Contractor change on permitted project \$30 per trade
  - Either the property owner or general contractor generally submits contractor change forms. This applies if a project is permitted by a contractor and is no longer associated with it and a new contractor applies for permit. Refunds are not available for any permit in which an inspection has been performed.
- Notice of Violation (callback) fine \$100.00
  - In accordance with N.C.G.S. 160D-404 and 160D-1118. Based on departmental policy
- Work without required permit 2x permit cost
  - In accordance with N.C.G.S. 160D-1110 and based on departmental policy
- Homeowner recovery fee (N.C.G.S. 87-15.6) \$10
  - This fee is added to the cost of new detached single-family homes and not to any other.
- Daycare (DHHS checklist inspection) \$150
  - This fee is for a checklist inspection required by Department of Human Health Services. This permit does not apply to any other construction or administrative permits.
- Small Licensed Residential Care Facility (DHHS checklist inspection) \$150
  - This fee is for a checklist inspection required by Department of Human Health Services. This permit does not apply to any other construction or administrative permits.
- Yard sale permits \$10 for first permit; \$15 for each additional Permit, only 3 allowed per calendar year