

~ Permits & Inspections ~

Permits are required for all work:

NC State Building

Code: Administrative Code and Policies Section 106.1 Permit required.

<u>General</u>	<u>Fee</u>
Penalty for work started before obtaining a permit	Double Permit Fee/ Mad \$600 residential/\$1,000 Commercial
Administrative fee added to all permits issued	\$40.00
Technology Fee added to all permits issued	\$5.00
Minimum Inspection Fee	\$75.00
Refunds - Administrative and Technology Fees Retained if permit is canceled before construction begins /If project and construction has started, all fees are retained.	
NC BUILDING CODE PLAN REVIEW (Does not apply to 1-2 Family Structures)	<u>Fee</u>
< 2500 sq. ft. *	\$200.00
2501 sq. ft. - 5000 sq. ft. (per trade)*	\$100.00
5001 sq. ft. - 10,000 sq.ft. (per trade)*	\$150.00
10000+ sq. ft.*	\$200.00
Condo/Apartment (per unit)	\$75.00
Cell Tower	\$250.00
Solar - \$10.00 per MW* Minimum	\$100.00
Townhomes (per unit)	\$100.00
<i>* may vary based upon occupancy & use</i>	
<u>Electrical</u>	<u>Fee</u>
Commercial ~ Based on Cost (\$5.00 per \$1,000.00) if not included in Building Permit	\$5.00 per \$1,000
Commercial ~ Minimum	\$150.00
Commercial ~ When project cost paid in building permit	\$150.00
Residential ~ Rough in and Final	\$150.00
Temporary Pole ~ 100 Amp	\$75.00
Temporary Main Power ~ Application Required	\$75.00
Miscellaneous Permit ~ Per Inspection	\$75.00
Additional Inspections	\$75.00
<u>Mechanical ~ HVAC & FUEL GAS</u>	<u>Fee</u>
Commercial ~ Based on Cost (\$5.00 Per \$1,000.00) if not included in Building Permit	\$5.00 per \$1,000
Commercial ~ When project cost paid in building permit	\$150.00
Commercial ~ Minimum	\$150.00

Residential ~ Rough In and Final	\$150.00
Miscellaneous Permit ~ Per Inspection	\$75.00
Additional Inspections	\$75.00
HVAC Change Out ~ Per Inspection for first unit	\$75.00
each additional unit	\$25.00
<u>Plumbing</u>	<u>Fee</u>
Commercial Based on Cost (\$5.00 Per \$1,000.00)	\$5.00 per \$1,000
Commercial ~ When project cost paid in building permit	\$150.00
Commercial ~ Minimum	\$150.00
Residential ~ Rough In and Final ~ New Construction For houses on slabs add inspection fee for Plumbing Slab inspection	\$150.00
Miscellaneous Permit ~ Per Inspection	\$75.00
Additional Inspections	\$75.00
<u>Building</u>	<u>Fee</u>
Building fees are based on the following values	
Residential 1 and 2 Family Dwellings Heated sqft * ICC value + unheated sqft * \$45.00 = value	Based on Value Chart
Other than 1 and 2 Family Dwellings Sqft * ICC value / 1000 * 4 = value Minimum Minimum	\$150.00
1 and 2 Family Decks, Patios, Porches, Storage Buildings & Detached Garages built on site ~ Unheated sqft * \$45 = value	Based on Value Chart
Masonry Fireplace ~ \$5,000 added to value of house	
Permit Fees After Construction Value Has Been Determined	
Value:	<u>Fee</u>
Up to \$6,000.00	\$70.00
\$6,000.01 - \$10,000.00	\$80.00
\$10,000.01 - \$15,000.00	\$90.00
\$15,000.01 - \$ 20,000.00	\$100.00
\$20,000.01 - \$25,000.00	\$120.00
\$25,000.01 - \$35,000.00	\$130.00
\$35,000.01 - \$50,000.00	\$150.00
\$50,000.01 - \$75,000.00	\$180.00

\$75,000.01 and Over	\$210 + \$5.00/ 1000
Mobile Home Setup ~ Plus Electrical, Plumbing, Mechanical and Driveway:	
Single Wide	\$300.00
Double Wide	\$400.00
Triple Wide	\$500.00
Modular Units ~ Plus Electrical, Plumbing, Mechanical and Driveway	\$400.00
~ Plus Additional Inspection Fees for Onsite work Based on Cost/Value	
Relocated House ~ Basic Fee for Footing and Foundation	\$350.00
Remodeling ~ \$60.00 sq ft (sq ft x \$60.00 = value Minimum	\$150.00
Prebuilt Storage Building ~ Flat Fee 1 Inspection <401 sqft	\$75.00
>400 sqft Building fee schedule - Based on Value	
Bulkhead ~ Flat Fee per Inspection	\$75.00
Demolition ~ Flat Fee ~ Residential 1-2 Family	\$75.00
Commercial	\$200.00
Docks or Piers ~ Flat Fee per inspection	\$75.00
Ramps :	
Residential Ramp ~ ADA Compliant ~ Zoning and Building Permit Required	Fee Waived
Non- Residential Ramp ~ ADA Compliant ~ Commercial Permit required ~ Based on value -\$45/sqft ~ Zoning Permit Required Minimum	\$150.00
Swimming Pools ~	
Residential ~ In Ground & On Ground Flat Fee + Electrical ~ Does Not Include Decks	\$150.00
Commerical ~ Flat Fee + Electrical & Plumbing	\$300.00
Miscellaneous	Fee
Stop Work Order Place/Removal Fee	\$75.00
Re-Inspection Fee ~ All Trades	\$75.00
Before/After Hours Inspection Fee: All trades (per hour) (2 hour minimum)	\$100.00
Contractor Change	\$40.00
Temporary Certificate of Occupancy (1-2 Family)	\$125.00
Temporary Certificate of Occupancy (Non 1-2 Family)	\$200.00
Certificates of Occupancy (not permit related)	\$100.00
Punch List inspection Fee (applies when more than 3 violations found on an inspection site visite per trade) Re inspection fee also applies	\$125.00
Fee Schedule Fiscal Year July 1, 2026 - June 30, 2027	