

## Building Inspections Schedule of Fees

### RENOVATION FEES

\$ 500 -- 1,000	\$ 50.00
1,001 -- 5,000	\$ 50.00
5,001 - 10,000	\$ 50.00
10,001 - 20,000	\$ 75.00
20,001 - 50,000	\$150.00
50,001 -- 100,000	\$275.00
100,001 - 200,000	\$550.00
200,001 -- 350,000	\$850.00
350,001 - 500,000	\$1,250.00
500,001 -- 750,000	\$1,750.00
750,001 -- 1,000,000	\$2,500.00
Above \$1,000,000	\$ 3.00* per \$ 1,000
Extra Inspections	\$ 50.00
Homeowners Recovery Fee (Single Family Units)	\$ 10.00

### NEW CONSTRUCTION FEES

New Construction	\$ 3.00* per \$ 1,000
Extra Inspections	\$ 50.00
Homeowners Recovery Fee (Single Family Units)	\$ 10.00

### OTHER FEES

Swimming Pools (private)	\$ 50.00
Swimming Pools (public)	\$ 75.00
Demolition of Buildings	\$ 50.00
Tent	\$ 50.00
Construction Trailer	\$ 50.00
Travel Trailer	\$ 50.00
Mobile Home Setup	\$100.00

1. **Generally.** Building inspection fees for construction, alteration, or repair of buildings or structures shall be based upon the total cost of the proposed work, including any subcontractors. In no case shall the total cost be less than the market value of similar completed work in the town as

determined by the appropriate inspector. Inspection fees shall be calculated on such basis of cost in accordance with the above fee schedule. Permit fees are based on the cost of construction using a multiplier between \$1 and \$5 per (\$1,000) one thousand dollars of construction.

- a. Basis For Determining The Cost Per Square Foot. The Southern Building Code Congress (BCC) International Building Valuation Data, International Building Code, published biannually, shall serve as the basis for determining the cost per square foot for such work. The averages are adjusted periodically by the BC C to reflect national trends.
- b. \*Multiplier. The Town of Spring Lake uses a multiplier per \$1,000 of the most current Building Safety Journal (BSJ) published square footage construction cost.

**SAMPLE CALCULATION:** Using the Building Valuation Data and a standard multiplier of \$3.00 per thousand dollars of calculated cost and an 11,080 sq ft structure with 3 floors, type VA construction, Group R-2 the formula is as follows:

$11,080 \text{ sq ft} \times 3 \text{ floors} = 33,240 \text{ sq ft} @ \$91.19 \text{ per} = \$3,031,155.6 / \$1,000 = \$3,031.15 \times 3 = \$9,093.46 \text{ BUILDING PERMIT COST}$

2. Homeowners Recovery Fund. Whenever a permit is issued for the construction of any single-family residential dwelling unit (house, condominiums, townhouses) or for the alteration of an existing single-family residential unit, a fee in the amount of \$10 shall be collected from the applicant. The town shall forward \$9 of each fee collected to the North Carolina Licensing Board for General Contractors. The town shall retain \$1 of each fee collected.
3. Moving Buildings. The permit fee for moving buildings shall be \$50.00
4. Time Limitation on Validity of Permits. All permits issued under this section shall expire by limitation six months after the date of issuance if the work authorized by the permit has not been commenced. If, after commencement, the work is discontinued for a period of 12 months, the permit shall immediately expire. No work authorized by any permit which has expired, shall be performed until a new permit has been secured.
5. Changes in Work After Issuance of Permit. After a permit has been issued, changes or deviations from the terms of the application and permit, or changes or deviations from the plans or specifications involving any work under the jurisdiction of this section or of any regulatory code, shall not be made until specific written approval of such changes or deviations had been obtained from the appropriate inspector.
6. Construction Starting Prior to Issuance of a Permit. If any construction is started prior to the issuance of a permit, then the permit fee shall be double the regular permit fee.
7. Minimum Fee. The minimum fee for any building permit is \$50.00.

**INSULATION PERMIT FEES**

**In Terms of Total Cost:**

\$ 1 - 10,000	\$ 50.00
10,001 - 15,000	\$ 75.00
15,001 - 20,000	\$100.00
20,001 - 30,000	\$125.00
30,001 - 50,000	\$150.00
50,001 - 75,000	\$175.00
Extra Inspections	\$ 50.00

Note: The fee entitles the contractor or applicant to the necessary rough-in inspections and one final inspection. Inspection trips made necessary through the failure of any person, firm, or corporation in charge of work to give specific locations of work to be inspected or failure to install work according to code regulations are hereby designated as extra inspections.

1. Insulation. The fee shall be based on the total cost of the insulation job. Including new and existing structures, according to the above fee schedule.
2. Minimum Fee. The minimum fee for any insulation permit is \$50.00.

**PLUMBING PERMIT FEES**

Fixtures – Each Trapped Fixture and Water Heater	\$ 4.00
Sewer Connections – Each Building, House Sewer or Sewer Tap (Public or Private)	\$10.00
Temporary Water	\$30.00
Water Piping – Each Water Service Pipe or Water Tap (Public or Private)	\$10.00
Lift Stations	\$10.00
Sprinkler System – Base Fee	\$20.00
<del>Sprinklers – Per Head</del>	<del>\$ 2.00</del>
Sprinkler Riser	\$ 5.00
Standpipe Riser	\$ 5.00
Alteration to Sprinkler Heads – 20 or less	\$10.00
Backflow Devices	\$ 4.00
Interceptors/Separators	\$10.00

Ant Siphon Device	\$ 4.00
Water Hammer Arrestor	\$ 1.00
Extra Inspections	\$50.00

Note: The above fees entitle the contractor or applicant to the necessary rough-in inspections and one final inspection. Inspection trips made necessary through the failure of any person, firm, or corporation in charge of work to give specific location of work to be inspected or failure to install work according to code regulations are hereby designated as extra plumbing inspections.

1. Minimum Fee. The minimum fee for any plumbing permit is \$50.00.
2. Sprinkler Permits. Permits are only required for residential dwellings.

### MECHANICAL PERMIT FEES

In Terms of BTU's (per unit):

Up to 250,000	\$ 30.00
250,001 – 1,000,000	\$ 35.00
1,000,001 – 2,500,000	\$ 45.00
2,500,001 – 4,000,000	\$ 50.00
4,000,001 – 5,000,000	\$ 70.00
5,000,001 – and over	\$ 80.00
Extra Inspections	\$ 50.00

Note: One kilowatt equals 3,410 BTU's.

1. Heating Systems. Heating system permit fees shall be in accordance with the following fee schedule for the installation or replacement of the following types of heating equipment, based on BTU input of each unit: Oil, gas, and electrical furnaces; boilers; conversion burners; heat exchanger; and hot water systems.

In Terms of HP or Tons (per unit):

Up to and including 5	\$ 30.00
Over 5 through 7 ½	\$ 35.00
Over 7 ½ through 10	\$ 40.00
Over 10 through 15	\$ 45.00
Over 15 through 20	\$ 50.00
Over 20	\$ 55.00
Extra Inspections	\$ 30.00

Note: One ton equals one horsepower; One ton equals 12,000 BTU's.

2. Central Air Conditioning Systems and Refrigeration. Permits shall be in accordance with the above fee schedule for the installation or replacement of air conditioning systems based on the horsepower rating or tons of each unit.
3. Heat Pumps. Permit fees for installation or replacement of this type of unit shall be in accordance with subsection (2), provided that the heating and cooling equipment is in the same enclosure (factory assembled and approved). However, if the system is split (contained in separate enclosures), permit fees shall be in accordance with subsection (1) for heating and subsection (2) for cooling.
4. Heat Producing Equipment. Permit fees for the installation or replacement of heat producing equipment, including but not limited to floor furnaces, space units, or wall heaters, prefabricated fireplaces, fireplace inserts, decoration gas appliances, and wood stoves shall be \$30.00 each.

Fire Damper/Fire Curtain	\$ 2.00
Exhaust Fans	\$ 5.00
Ventilation Fans	\$ 5.00
Water Heater	\$ 5.00
Duct Addition – Per Run	\$ 4.00
Hoods and Canopies	\$30.00
Refrigeration Piping	\$25.00
Extra Inspections	\$30.00

**GAS PIPING PERMIT FEES**

Gas Piping	\$30.00
Each Appliance or Fixture	\$ 7.00
Extra Inspections	\$50.00

5. Minimum Fee. The minimum fee for any mechanical permit is \$50.00.

Note: The above fees entitle the contractor or applicant to the necessary rough-in inspections and one final inspection. Inspection trips made necessary through the failure of any person, firm, or corporation in charge of work to give specific location of work to be inspected or failure to install work according to code regulations are hereby designated as extra mechanical inspections.

**ELECTRICAL PERMIT FEES  
SERVICE (OVERHEAD OR UNDERGROUND)**

Commercial – Thru 400 Amperes	\$50.00
Commercial – Over 400 Amperes	\$75.00

Residential – 1 and 2 Family	\$30.00
Temporary and all Others	\$30.00
Furnaces - Electric, Oil or Gas – Each	\$ 5.00
Smoke Detector or Alarms (per initiating device)	\$ 1.00
Exhaust Fans - Bathroom	\$ 5.00
Grease Hood – Kitchen	\$30.00
Ventilation Fans	\$ 5.00
Lift Station	\$ 5.00
Sign	\$ 5.00
Branch Circuit	\$ 5.00
Meter Base Replacement	\$ 5.00
Sub Panel Replacement	\$ 5.00
Feeder Replacement	\$ 5.00
Service Entrance Replacement	\$ 5.00
Office Trailer Services	\$35.00
Extra Inspections	\$50.00

**CENTRAL AIR CONDITIONING AND/OR HEAT PUMP**

In Terms of Tons or Hp:

Up To and Including 5	\$ 5.00
Over 5 Through 10	\$10.00
Over 10 Through 20	\$15.00
Over 20 Through 50	\$20.00
Over 50	\$25.00
Extra Inspections	\$50.00

Electric Baseboard Heat and Ceiling Heat.....\$5.00

**MOTORS**

Up To and Including 1HP	\$ 5.00
Over 1HP Through 10HP	\$10.00
Over 10HP Through 20HP	\$15.00
Over 20HP Through 50HP	\$20.00
Over 50HP	\$25.00
Extra Inspections	\$50.00

1. Electrical Systems. Electrical permit fees shall be in accordance with the above fee schedules.
2. Appliances and Equipment. For ranges, counter-top units, wall-mounted ovens, hot water heaters, boosters, dishwasher, disposals, dryers, window air conditioners, grills, deep fat fryers, warmers, steam tables, ice makers, x-ray machines, electric welders, or any other appliance not listed above which is on an individual circuit shall be \$5.00 each.
3. Mobile Home Service. Mobile Home Service or feeder shall be \$50.00.
4. Minimum Fee. The minimum fee for any electrical permit is \$50.00.

**UNDER GROUND STORAGE TANKS**

Installations – Per Tank	\$100.00
Removal – Per Tank	\$100.00
Extra Inspections	\$ 50.00

**ABOVE GROUND STORAGE TANKS**

Installations – Per Tank	\$100.00
Removal – Per Tank	\$100.00
Extra Inspections	\$ 50.00

**MISCELLANEOUS INSPECTION FEES**

Replacement Permit Cards	\$5.00
Replacement Certificate of Occupancy	\$5.00
Plan Review Resubmittal Fee – Per Trade	\$50.00

**BUILDING PLAN REVIEW**

Plan Review including the Re-review Fee is \$100.00 and is non-refundable for construction up to \$20,000 (Including Residential and Commercial).

Plan Review including the Re-review is \$150.00 and is non-refundable for construction over \$20,000 (Including Residential and Commercial).

Additions to existing structures and new accessory structures with a total cost of construction less than \$20,000 are exempt from Plan Review Fees.

## **TECHNOLOGY FEE**

Each building permit will be assessed a \$5.00 technology fee which is non-refundable.

## **REFUND POLICY**

When requested, a refund will be issued (less a \$50.00 processing fee) for any permit which has not expired and the construction has not been started.

Permit fees entitle the contractor to the initial and one follow-up inspection.

All Inspections beyond the second inspection are subject to a \$50.00 Re-Inspection Fee and will double for all inspections beyond the third inspection. (Example. 3<sup>rd</sup> inspection = \$50.00, 4<sup>th</sup> inspection = \$100.00, 5<sup>th</sup> inspection = \$200.00, etc.) The doubling of the fee will apply only for previously identified conditions.