

BUILDING INSPECTIONS

Permits are required on all construction when costs exceed \$500.00, unless the construction is exempt under NC General Statute 160A-417.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to a penalty of up to 100 percent of the usual permit fee and/or a fine of \$100.00.

Building fees shall be calculated on the basis of a realistic estimate of the construction cost of a building using the latest IBC Valuation Data compiled by the International Building Code for commercial and residential construction.

BUILDING PERMIT

\$500 - \$1000	\$ 75.00
\$1,001 - \$3,000	\$ 85.00
\$3,001 - \$6000	\$ 100.00
\$6,001 - \$10,000	\$ 130.00
\$10,001 - \$15,000	\$ 150.00
\$15,001 - \$25,000	\$ 180.00
\$25,001 - \$50,000	\$ 200.00
\$50,001 and over	\$ 200.00 plus \$5.00 per thousand dollars in cost

MANUFACTURED HOUSING PERMITS

SET-UP AND FOUNDATIONS

Single wide home	\$ 150.00
Double wide home	\$ 200.00
Triple wide home	\$ 250.00
Modular Home	\$ 60.00 per sq. ft use for valuation
Electrical	\$ 100.00
Plumbing	\$ 100.00
Mechanical	\$ 100.00

**Marriage wall inspection required*

MECHANICAL PERMIT

New Electric, gas or oil – 1st unit	\$ 100.00
Additional units	\$ 60.00
Change-out, no duct work	\$ 80.00
Change-out, with duct work	\$ 100.00
Gas line pressure test	\$ 55.00 First + 5 each additional
Hood canopies – cooking areas	\$ 100.00
Walk-in coolers	\$ 80.00

PLUMBING PERMIT

RESIDENTIAL AND COMMERCIAL

0-12 fixtures	\$ 100.00
>12	\$ 125.00
Full Bathroom addition	\$ 50.00
Kitchen sink/washer hook-up	\$ 50.00
Water service connection	\$ 30.00
Sewer service connection	\$ 30.00

ELECTRICAL PERMIT**RESIDENTIAL (new construction)**

200 amp service	\$ 100.00
201-400 amp service	\$ 125.00
401 amp and over	\$130.00 plus \$.30 per amp
Temporary pole	\$ 30.00
Verification	\$ 50.00

COMMERCIAL (new construction)

200 amp service	\$ 125.00
201-400 amp service	\$ 150.00
401 amp and over	\$ 150.00 plus \$.40 per amp
Temporary pole	\$ 30.00
Verification	\$ 50.00

COMMERCIAL (service upgrade)

200 amp service	\$ 75.00
201-400 amp service	\$100.00
401 amp and over	\$100.00 plus \$.40 per amp
Inspection for existing service	\$100.00

WIRING (no service change)

1-12 outlets	\$ 40.00
more than 12 outlets	\$ 60.00

SWIMMING POOL PERMIT**RESIDENTIAL AND COMMERCIAL**

Pool inspection barriers	\$ 50.00
Electrical (grounding, pump, GFI)	\$ 60.00

INSULATION PERMIT

Inspection Fee	\$ 30.00
Multi-unit dwellings	\$ 30.00 each

MISCELLANEOUS

Demolition	\$ 70.00
Re-inspection fee	\$ 30.00 for second failed inspection

FAILURE TO OBTAIN FINAL INSPECTION**(A final inspection must be requested upon completion of work)**

\$100.00

Minimum building permit	\$ 40.00
Minimum electrical permit	\$ 40.00
Minimum plumbing permit	\$ 40.00

EXPIRATION OF PERMITS

After obtaining the appropriate permits, the person in possession of the permits has 6 months to begin work as it is listed on the permit. If the person has not commenced construction in that period of time, the permit shall expire. The person will then need to purchase another permit and pay the corresponding fees. The permit will also expire if construction is suspended or abandoned for a period of 12 months or more after commencement of the initial construction.

Credit card fee for paying for permits/zoning/inspections/facility rentals with card:

3% of fee charged