



**BUILDING INSPECTION FEES**  
**EFFECTIVE JULY 1, 2018**

**RESIDENTIAL**

- ***Any work started without a permit will be charged double fees*** ●

◆ **RECYCLABLE MATERIALS PERMIT FEES**

Recyclable materials permit fees are added to most all residential and commercial building permits and to ALL heating and air conditioning installation/change out permits. Recyclable materials fees are 5% of the total permit fees.

◆ **TECHNOLOGY FEES**

Technology fees are added to all residential and commercial building permits and are 2% of the total permit fees

**Examples:**

New single family dwelling/addition:

\$975.00	Total Permit Fee
\$19.50	(2% Technology Fee)
\$48.75	(5% Recyclable Materials Permit Fee)
\$1043.25	Total fees

-OR-

HVAC new installation or change out

\$220.00	Total Permit Fee
\$4.40	(2% Technology Fee)
\$11.00	(5% Recyclable Materials Permit Fee)
\$235.40	Total fees

◆ **RESIDENTIAL SINGLE FAMILY DWELLING FEES**

**New Construction**

**ALL FEES FOR NEW CONSTRUCTION ARE BASED ON SQUARE FOOTAGE**

**Determining your square footage:**

All of the following areas shall be included when determining the square footage for your project:

- all floors including unfinished areas
- basements (finished/unfinished)
- decks
- porches
- attached garages and carports
- attached storage areas
- covered patios

<b>Permit type</b>	<b>Cost per square foot of structure</b>
Building	.160
Electrical	.074
Mechanical	.086
Plumbing	.074
<b>Total</b>	<b>.394 per sf</b>

## Residential New Construction - continued

### The following fees also apply to new construction:

**-Plans review fee**

Orange County Planning Jurisdiction:

\$ 0.0184 per square foot (\$10.00) minimum

Town of Hillsborough Planning Jurisdiction:

\$ 0.0184/ Sq. Ft., PLUS 12% (10.00minimum)

(example: [3000 sq.ft. x .0184 = \$55.20] [\$55.20 x .12 = \$6.62]

\$55.20 + \$6.62 = \$61.82)

**-Recyclable materials permit fees**

5% of total permit cost

**-Orange County Zoning fee-----\$30.00**

**-Homeowners recovery fee-----\$10.00**

(required by the State when a licensed contractor is doing the work and the work is in/attached to a dwelling)

**-Miscellaneous fees**

-Temporary power pole (saw service)-----\$55.00

-Fireplaces-----\$55.00

**EXAMPLE:** 1800 sq. ft. house (2 story)  
                   576 sq. ft. garage  
                   300 sq. ft. (decks & porches)  
                   2676 Total square footage

2676 x \$.394 (building, electric, plumbing & mechanical)	\$1054.34
2676 x \$.0184 (plans review fee–Orange County)	\$49.24
Orange County zoning fee	\$30.00
Saw service (temporary power pole)	\$55.00
Fireplace(s)	\$55.00
Homeowner’s recovery fee	\$10.00
Sub total	<u>\$1253.58</u>
Technology Fee (\$1253.58 x .02) =	\$25.08
Solid Waste permit fees (\$1253.58 x .05) =	<u>\$62.68</u>
<b>TOTAL PERMIT FEES</b>	<b><u>\$1334.34</u></b>

## RESIDENTIAL RENOVATIONS, ADDITIONS AND ACCESSORY STRUCTURES

Permit type	Cost per square foot of structure
Building	.293/sq. ft (\$110.00 min. may apply)
Electrical	83.00 per job
Mechanical	83.00 per job
Plumbing (other misc fees may apply to project)	83.00 per job

**The following fees also apply to renovations, additions and accessory structures:**

**-Plans review fee**

Orange County Planning Jurisdiction:

\$ 0.0184 per square foot (\$15.00) minimum

Town of Hillsborough Planning Jurisdiction:

\$ 0.0184 / Sq. Ft. PLUS 12% (\$15.00) minimum

**-Recyclable materials permit fees**

5% of total permit cost

**-Orange County Zoning fee-----\$30.00**

**-Homeowners recovery fee-----\$10.00**

(required by the State when licensed contractor is doing the work and the work is on/attached to a dwelling)

**EXAMPLE:**

500 sq. ft. addition w/electric and mechanical	
500 x .293/sq. ft.	\$ 146.50
Plans review (500 x .0184)	\$15.00 (minimum)
Electrical	\$83.00
Mechanical	\$83.00
Zoning (Orange County)	\$30.00
Homeowners Recovery Fee	<u>\$10.00</u>
Sub Total	\$367.50
Technology Fee (\$367.50 x .02)	\$7.35
Solid Waste (367.50 x .05)	<u>\$18.38</u>
<b>TOTAL PERMIT FEES</b>	<b>\$393.23</b>

◆ **MANUFACTURED HOMES (mobile homes)**  
*(This does not include modular homes)*

	<b>Building</b>	<b>Electrical</b>	<b>Plumbing</b>	<b>Mechanical</b>	<b>Total</b>
Singlewide	\$110.00	\$70.00	\$50.00	\$50.00	\$280.00
Doublewide	\$166.00	\$70.00	\$50.00	\$50.00	\$336.00
Triplewide	\$193.00	\$70.00	\$70.00	\$70.00	\$403.00
Quadwide	\$221.00	\$70.00	\$70.00	\$70.00	\$431.00

**Miscellaneous fees for manufactured homes:**

**-Deck/porch fees** (over 36 square feet) \$.293/sq. ft  
(\$110.00 minimum)

**-Plans review fee** -decks/porches (over 36 square feet)

Orange County Planning Jurisdiction:

\$ 0.0184 per square foot (\$10.00) minimum

Town of Hillsborough Planning Jurisdiction:

\$ 0.0184 / Sq. Ft. PLUS 12% (\$10.00) minimum

**-Recyclable materials permit fees**

5% of total permit cost

**-Orange County Zoning fee**-----\$30.00

<b>Example:</b>	Doublewide w/100 sq. ft. deck	
	Bldg., elec., plumbing, mechanical	\$336.00
	Deck (over 36 sq. ft.)	\$110.00 minimum
	Zoning (Orange County)	\$30.00
	Plans review (0.0184 x 100)	<u>\$25.00</u> minimum
	Sub Total	\$501.00
	Technology Fee (501.00 x .02)	\$10.02
	Recyclable Materials Permit (501.00 x .05)	<u>\$25.05</u>
	<b>Total permit fees</b>	<b>\$ 536.07</b>

# ◆ MODULARS

# Boxes	Building	Electrical	Plumbing	Mechanical	Total
2	\$166.00	\$70.00	\$50.00	\$50.00	\$336.00
4	\$221.00	\$70.00	\$70.00	\$70.00	\$431.00

## The following fees also apply for modular homes:

Decks, porches, carports, garages, site finished 2<sup>nd</sup> floors,      \$.293/sq. ft: (Building)  
 basement foundations (Finished or Unfinished), etc.      \$83.00 ea: (Plmb/Elec/Mech)

### **-Plans review fee**

Orange County Planning Jurisdiction:  
     \$ 0.0184 per square foot (\$10.00) minimum  
 Town of Hillsborough Planning Jurisdiction:  
     \$ 0.0184 / Sq. Ft. PLUS 12% (\$10.00) minimum

**-Recyclable materials permit fees**  
     5% of total permit cost

**-Orange County Zoning fee-----\$30.00**

**-Homeowners recovery fee-----\$10.00**  
 (required by the State of NC when a licensed contractor is doing the  
 work and the work is on/attached to a dwelling)

**-Misc. fees**  
 -Temporary power pole (saw service)-----\$55.00  
 -Fireplace(s)-----\$55.00

# COMMERCIAL FEES

- Any work started without a permit will be charged double fees •

## ◆ PLANS REVIEW FEES

### ORANGE COUNTY PLANNING JURISDICTION:

\$.034 per square foot for projects 4,999 square feet or less (\$150.00 minimum)  
\$.027 per square foot for projects 5,000 to 20,000 square feet  
\$.0196 per square foot for projects 20,001 to 150,000 square feet  
\$.013 per square foot for projects > 150,000 square feet

### TOWN OF HILLSBOROUGH PLANNING JURISDICTION:

\$.034 per square foot for projects 4,999 square feet or less (\$150.00 minimum)  
\$.027 per square foot for projects 5,000 to 20,000 square feet  
\$.0196 per square foot for projects 20,001 to 150,000 square feet  
\$.013 per square foot for projects > 150,000 square feet

**PLUS 12%**

#### **Example:**

25,000 square foot project in the Town of Hillsborough's Planning Jurisdiction:

4,999 sq. feet @ \$.034 =	\$169.97
15,001 sq. feet @ \$.027 =	\$405.03
5,000 sq. feet @ \$.0196 =	\$98.00
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	\$673.00
x 12% =	\$80.76
Total 25,000 sq. ft.	\$753.76 Plans Review Fee

## Commercial – continued

### New Construction - Per Square Foot:

<u>Occupancy</u>	<u>Building</u>	<u>Electrical</u>	<u>Plumbing</u>	<u>Mechanical</u>	<u>Total \$/square foot</u>
Residential	0.242	0.107	0.107	0.085	\$0.541
Storage	0.085	0.065	0.065	0.085	\$0.300
Assembly	0.181	0.098	0.098	0.085	\$0.462
Institutional	0.337	0.166	0.166	0.169	\$0.838
Business	0.242	0.115	0.115	0.108	\$0.580
Mercantile	0.166	0.082	0.082	0.074	\$0.404
Hazardous	0.126	0.053	0.053	0.074	\$0.306
Factory/Industrial	0.114	0.053	0.053	0.074	\$0.306
Educational	0.242	0.115	0.115	0.108	\$0.580

### Commercial Renovations & Alterations:

Building	\$165.00 plus .349/square foot
Electrical	\$110.00 minimum
Plumbing	\$110.00 minimum
Mechanical	\$110.00 minimum

**Note: other miscellaneous fees may apply to projects**

## Miscellaneous Building Fees

	<u>COMMERCIAL</u>	<u>RESIDENTIAL</u>
Moving Building	\$100.00	\$110.00
Building Demolition	\$110.00	\$110.00
Change of Occupancy/Use	\$110.00	N/A
Swimming Pool	\$110.00	\$110.00 (electrical, deck & zoning fees may apply)
Woodstove/Fireplace	\$ 55.00	\$ 55.00*
	<i>*as part of a single family dwelling permit</i>	
Prefabricated Utility Bldg.	<i>**calculated under storage Occupancy**</i>	\$110.00 min (trade & zoning fees apply)
Signs – Business ID (constructed)	\$110.00 minimum (zoning approval required) (electrical fees apply)	

## Miscellaneous Plumbing Fees

Water heater installation	\$110.00	\$110.00
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## Miscellaneous Electrical Fees

	<i>COMMERCIAL</i>	<i>RESIDENTIAL</i>
Saw Service 60 amp – 100amp	\$55.00	\$55.00
Sign Inspections	\$50.00	N/A
Gasoline Pumps	\$55.00	N/A
Miscellaneous Inspections	\$110.00	\$110.00
Temporary Electrical Final	\$110.00	\$83.00

## Electrical Service Changes

<u>Single Phase</u>	<i>COMMERCIAL</i>	<i>RESIDENTIAL</i>
60-100 amp	\$110.00	\$110.00
125 – 200 amp	\$138.00	\$138.00
400 amp	\$165.00	\$165.00
<u>Three Phase</u>		
150-200 amp	\$165.00	\$165.00
400 amp	\$221.00	\$221.00

## New electrical Service:

	<u>single phase</u>	<u>three phase</u>
30-60 amp	\$ 55.00	\$138.00
70 - 100 amp	\$138.00	\$138.00
125 amp	\$165.00	\$165.00
150 amp	\$195.00	\$220.00
200 amp	\$200.00	\$250.00
300 amp	\$190.00	\$250.00
400 amp	\$250.00	\$330.00
600 amp	\$330.00	\$385.00
800 amp	\$385.00	\$525.00
1000 amp	\$525.00	\$690.00
1200 amp	\$690.00	\$775.00
1400 amp	\$745.00	\$995.00
1600 amp	\$775.00	\$1325.00
over 1600 amp		\$155.00/100 amps

## **Miscellaneous Mechanical**

### **Residential**

Replacement of one system	\$165.00
Installation each add'l system	\$ 55.00

### **Commercial**

Commercial cooling	
First unit	\$165.00
Each add'l unit	\$ 55.00
Replacement of system	\$165.00
Commercial heating	
First unit	\$165.00
Each add'l unit	\$ 55.00
Replacement of system	\$165.00
Commercial heat/cool combination	
First unit	\$165.00
Each add'l unit	\$ 55.00
Replacement of system	\$165.00
Commercial Ventilation/Exhaust	
One system	\$165.00
Each additional	\$ 55.00
Hood fan comm. cooking equip.	\$110.00
Commercial Cooking Appliances	
First Unit	\$165.00
Each add'l unit	\$ 58.00
Commercial Re-inspection Fee	\$110.00

## **General Miscellaneous Fees**

Refunds	\$42.50
Issue Certificate of Occupancy	\$16.00
Permit Renewal/Reissue	\$55.00
Day Care/Family Care/ABC Permits for State License Certificate	\$110.00 (When no Building Permits required)
Archive research (per project)	\$22.00
Re-inspection fee	\$110.00
Sprinkler system	\$221.00
Fire alarm system	\$220.00
Temporary Electrical (residential)	\$ 83.00
(commercial)	\$110.00
Grease trap installation	\$110.00

## **Effective with New Permitting Software System – (est. Fall 2018)**

Application Fee	\$50.00 (Credited towards permit fee.)
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