

BUILDING INSPECTION FEES
EFFECTIVE JULY 1, 2014

RESIDENTIAL

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

◆ **SCHOOL IMPACT FEES** (Adopted November 15, 2016)

Orange County Schools District					
Dwelling Unit Type	Fee Effective January 1, 2017	Fee Effective January 1, 2018	Fee Effective January 1, 2019	Fee Effective January 1, 2020	Fee Effective January 1, 2021
Single Family Detached, 0-3 Bedrooms	\$5,179	\$6,082	\$6,986	\$7,889	\$8,792
Single Family Detached, 4+ Bedrooms	\$3,849	\$4,521	\$5,192	\$5,864	\$6,535
Single Family Detached <800 sq. ft.	\$1,426	\$1,675	\$1,924	\$2,173	\$2,421
Single Family Attached, 0-2 Bedrooms	\$1,576	\$1,851	\$2,126	\$2,401	\$2,675
Single Family Attached, 3+ Bedrooms	\$2,390	\$2,807	\$3,224	\$3,640	\$4,057
Multifamily, 0-2 Bedrooms & Accessory Dwelling Units, 0-2 Bedrooms	\$1,142	\$1,341	\$1,540	\$1,740	\$1,939
Multifamily, 3+ Bedrooms & Accessory Dwelling Units, 3+ Bedrooms	\$8,891	\$10,442	\$11,993	\$13,543	\$15,094
Manufactured Home	\$3,495	\$4,104	\$4,714	\$5,323	\$5,933
Age Restricted Unit	\$268	\$315	\$361	\$408	\$455

Chapel Hill – Carrboro City Schools District

Dwelling Unit Type	Fee Effective January 1, 2017	Fee Effective January 1, 2018	Fee Effective January 1, 2019	Fee Effective January 1, 2020	Fee Effective January 1, 2021
Single Family Detached, 0-3 Bedrooms	\$5,639	\$6,623	\$7,606	\$8,590	\$9,573
Single Family Detached, 4+ Bedrooms	\$10,810	\$12,695	\$14,581	16,466	\$18,351
Single Family Detached <800 sq. ft.	\$1,655	\$1,943	\$2,232	\$2,520	\$2,809
Single Family Attached, 0-2 Bedrooms	\$4,414	\$5,184	\$5,954	\$6,724	\$7,494
Single Family Attached, 3+ Bedrooms	\$7,058	\$8,289	\$9,520	\$10,751	\$11,982
Multifamily, 0-2 Bedrooms & Accessory Dwelling Units, 0-2 Bedrooms	\$1,910	\$2,243	\$2,576	\$2,909	\$3,242
Multifamily, 3+ Bedrooms & Accessory Dwelling Units, 3+ Bedrooms	\$8,133	\$9,552	\$10,970	\$12,389	\$13,807
Manufactured Home	\$3,010	\$3,534	\$4,059	\$4,584	\$5,109
Age Restricted Unit	\$325	\$382	\$438	\$495	\$552

◆ 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.

Examples:

New single family dwelling/addition:

	\$ 975.00	total permit fee
+	<u>\$ 48.75</u>	(5% recyclable materials permit fee)
	\$1023.75	Total fees

-OR-

HVAC new installation or change out

	\$ 135.45	total permit fee
	<u>\$ 6.77</u>	(5% recyclable materials permit fee)
	\$ 142.22	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

Permit type	Cost per square foot of structure
Building	.145
Electrical	.067
Mechanical	.078
Plumbing	.067
Total	.357 per sf

Residential New Construction - continued

The following fees also apply to new construction:

-Plans review fee

Orange County Planning Jurisdiction:

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

Town of Hillsborough Planning Jurisdiction:

\$ 0.0184 per square foot plus 12% (15.00minimum)

(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)-----\$50.00

-Fireplaces-----\$50.00 ea.

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

2676 x \$.357 (building, electric, plumbing & mechanical)	\$ 955.33
2676 x \$.0184 (plans review fee-Orange County)	\$ 49.24
Orange County zoning fee	\$ 30.00
Saw service (temporary power pole)	\$ 50.00
Fireplace (each)	\$ 50.00
Homeowner's recovery fee	\$ 10.00
Sub total	<u>\$1144.57</u>
Solid Waste permit fees (\$984.13 x .05) =	<u>\$ 57.23</u>
TOTAL PERMIT FEES	<u>\$1201.80</u>

RESIDENTIAL RENOVATIONS, ADDITIONS AND ACCESSORY STRUCTURES

Permit type	Cost per square foot of structure
Building	.265/sq. ft (\$100.00 min.)
Electrical	75.00 per job
Mechanical	75.00 per job
Plumbing (other misc fees may apply to project)	75.00 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 per square foot 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 .265/sq. ft. \$ 132.50

Plans review (500 x 0.0184) \$ 15.00 (minimum)

Electrical \$ 75.00

Mechanical \$ 75.00

Zoning (Orange County) \$ 30.00

Homeowners Recovery Fee \$ 10.00

Sub Total \$ 337.50

Solid Waste (270.50 x .05) \$ 16.88

TOTAL PERMIT FEES \$354.38

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

	Building	Electrical	Plumbing	Mechanical	Total
Singlewide	\$100.00	\$63.00	\$45.00	\$45.00	\$253.00
Doublewide	\$150.00	\$63.00	\$45.00	\$45.00	\$303.00
Triplewide	\$175.00	\$63.00	\$63.00	\$63.00	\$364.00
Quadwide	\$200.00	\$63.00	\$63.00	\$63.00	\$389.00

Miscellaneous fees for manufactured homes:

-Deck/porch fees (over 36 square feet) \$.265/sq. ft
(\$100.00 minimum)

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

Orange County Planning Jurisdiction:

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

Town of Hillsborough Planning Jurisdiction:

\$ 0.0184 per square foot plus 12% (\$15.00) minimum

-Recyclable materials permit fees
5% of total permit cost

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

Example:	Doublewide w/100 sq. ft. deck	
	Bldg., elec., plumbing, mechanical	\$ 303.00
	Deck (over 36 sq. ft.)	\$ 100.00 minimum
	Zoning (Orange County)	\$ 30.00
	Plans review (0.0184 x 100)	\$ 15.00 minimum
	Sub Total	\$ 448.00
	Recyclable Materials Permit (259.95 x .05)	\$ 22.40
	Total permit fees	\$ 470.40

◆ **MODULARS**

Building	Electrical	Plumbing	Mechanical	Total
\$150.00	\$63.00	\$45.00	\$45.00	\$303.00

The following fees also apply for modular homes:

-Decks, porches, carports, garages, etc. \$.265/sq. ft
(\$100.00 minimum)

-Plans review fee

Orange County Planning Jurisdiction:
\$ 0.0184 per square foot (\$15.00) minimum
Town of Hillsborough Planning Jurisdiction:
\$ 0.0184 per square foot 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 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)-----\$50.00
-Fireplaces-----\$50.00 ea

COMMERCIAL FEES

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

◆ PLANS REVIEW FEES

ORANGE COUNTY PLANNING JURISDICTION:

\$.0322 per square foot for projects 5,000 square feet or less (\$100.00 minimum)
\$.0253 per square foot for projects 5000 to 20,000 square feet
\$.0195 per square foot for projects 20,000 to 150,000 square feet
\$.0127 per square foot for projects > 150,000 square feet

TOWN OF HILLSBOROUGH PLANNING JURISDICTION:

\$.0322 per square foot for projects 5,000 square feet or less (\$100.00 minimum)
\$.0253 per square foot for projects 5,000 to 20,000 square feet
\$.0195 per square foot for projects 20,000 to 150,000 square feet
\$.0127 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:

5,000 sq. feet @ \$.0322 =	\$161.00
15,000 sq. feet @ \$.0253 =	\$379.50
<u>5,000 sq. feet @ \$.0195 =</u>	<u>\$ 97.50</u>
	\$638.00
<u>X .12% =</u>	<u>\$ 76.56</u>
Total 25,000 sq. feet	= \$714.56 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	0.219	0.097	0.097	0.077	\$0.490
Storage	0.077	0.059	0.059	0.077	\$0.272
Assembly	0.164	0.089	0.089	0.077	\$0.419
Institutional	0.305	0.150	0.150	0.153	\$0.758
Business	0.219	0.104	0.104	0.098	\$0.525
Mercantile	0.150	0.074	0.074	0.067	\$0.365
Hazardous	0.114	0.048	0.048	0.067	\$0.277
Factory/Industrial	0.114	0.048	0.048	0.067	\$0.277
Educational	0.219	0.104	0.104	0.098	\$0.525

Commercial Renovations & Alterations:

Building	\$150.00 plus .316/square foot
Electrical	\$100.00 minimum
Plumbing	\$100.00 minimum
Mechanical	\$100.00 minimum

Note: other miscellaneous fees may apply to projects

Miscellaneous Building Fees

	<u>COMMERCIAL</u>	<u>RESIDENTIAL</u>
Moving Building	\$100.00	\$100.00
Building Demolition	\$100.00	\$100.00
Change of Occupancy/Use	\$100.00	N/A
Swimming Pool	\$100.00	\$100.00 (electrical, deck & zoning fees may apply)
Woodstove/Fireplace	\$ 50.00	\$ 50.00*
	<i>*as part of a single family dwelling permit</i>	
Prefabricated Utility Bldg.	<i>**calculated under storage Occupancy**</i>	\$100.00 min (trade & zoning fees apply)
Signs – Business ID (constructed)	\$100.00 minimum (zoning approval required) (electrical fees apply)	

Miscellaneous Plumbing Fees

Water heater installation	\$100.00	\$100.00
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Miscellaneous Electrical Fees

	<i>COMMERCIAL</i>	<i>RESIDENTIAL</i>
Temporary Service 60 amp – 100amp	\$50.00	\$50.00
Sign Inspections	\$100.00	
Gasoline Pumps	\$50.00	\$50.00
Miscellaneous Inspections	\$100.00	\$100.00
Temporary Electrical Final	\$100.00	\$75.00

Electrical Service Changes

	<i>COMMERCIAL</i>	<i>RESIDENTIAL</i>
<u>Single Phase</u>		
60-100 amp	\$100.00	\$100.00
125 – 200 amp	\$125.00	\$125.00
400 amp	\$150.00	\$150.00
<u>Three Phase</u>		
150-200 amp	\$150.00	\$150.00
400 amp	\$200.00	\$200.00

New electrical Service:

	<u>single phase</u>	<u>three phase</u>
30-60 amp	\$ 50.00	\$125.00
70 - 100 amp	\$125.00	\$125.00
125 amp	\$150.00	\$150.00
150 amp	\$175.00	\$200.00
200 amp	\$180.00	\$225.00
400 amp	\$225.00	\$300.00
600 amp	\$300.00	\$350.00
800 amp	\$350.00	\$475.00
1000 amp	\$475.00	\$625.00
1200 amp	\$625.00	\$700.00
1400 amp	\$675.00	\$900.00
1600 amp	\$700.00	\$1200.00
over 1600 amp		\$140.00/100 amps

Miscellaneous Mechanical

Residential

Replacement of one system	\$150.00
Installation each add'l system	\$ 50.00

Commercial

Commercial cooling	
First unit	\$150.00
Each add'l unit	\$ 50.00
Replacement of system	\$150.00
Commercial heating	
First unit	\$150.00
Each add'l unit	\$ 50.00
Replacement of system	\$150.00
Commercial heat/cool combination	
First unit	\$150.00
Each add'l unit	\$ 50.00
Replacement of system	\$150.00
Commercial Ventilation/Exhaust	
One system	\$150.00
Each additional	\$ 50.00
Hood fan comm. cooking equip.	\$100.00
Commercial range or grill	\$100.00
Deep Fat Fryer	\$100.00
Oven	\$100.00
Commercial Re-inspection Fee	\$100.00

General Miscellaneous Fees

Refunds	\$38.50
Issue Certificate of Occupancy	\$15.00
Permit Renewal/Reissue	\$50.00
Day Care Permits	\$100.00
Archive research (per project)	\$20.00
Re-inspection fee	\$100.00
Sprinkler system	\$200.00
Fire alarm system	\$200.00
Temporary Electrical (residential)	\$ 75.00
(commercial)	\$100.00
Grease trap installation	\$100.00
Temporary tents	\$100.00