

BUILDING INSPECTION FEES
EFFECTIVE JULY 1, 2014

RESIDENTIAL

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

◆ **SCHOOL IMPACT FEES**

Orange County School System Impact Fees

	<u>Effective</u> <u>January 1, 2009</u>	<u>Effective</u> <u>January 1, 2010</u>	<u>Effective</u> <u>January 1, 2011</u>	<u>Effective</u> <u>January 1, 2012</u>
Single Family Dwelling	\$3,000	\$3,749	\$4,686	\$ 5,623
Single Family Attached/ Multifamily	\$ 930	\$1,162	\$1,453	\$ 1,743
Manufactured Homes	\$1,428	\$1,785	\$2,232	\$ 2,678

Chapel Hill/Carrboro School System Impact Fees

	<u>Effective</u> <u>January 1, 2009</u>	<u>Effective</u> <u>January 1, 2010</u>	<u>Effective</u> <u>January 1, 2011</u>	<u>Effective</u> <u>January 1, 2012</u>
Single Family Dwelling	\$6,092.	\$7,616	\$9,520	\$11,423
Single Family Attached	\$3,525	\$4,406	\$5,508	\$ 6,610
Multifamily	\$ 686	\$ 858	\$1,072	\$ 1,286
Manufactured Homes	\$2,634	\$3,293	\$4,116	\$ 4,939

◆ 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

COMMERCIAL FEES

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◆ 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

<u>Single Phase</u>	<i>COMMERCIAL</i>	<i>RESIDENTIAL</i>
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