

BUILDING INSPECTION FEES
EFFECTIVE JULY 1, 2006

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>\$ 6.78</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	.126
Electrical	.058
Mechanical	.068
Plumbing	.058
Total	.310 per s.f.

Residential New Construction - continued

The following fees also apply to new construction:

-Plans review fee

Orange County Planning Jurisdiction:

\$ 0.016 per square foot (\$10.50) minimum

Town of Hillsborough Planning Jurisdiction:

\$ 0.018 per square foot (\$10.50) 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 a licensed contractor is doing the work and the work is in/attached to a dwelling)

-Miscellaneous fees

-Temporary power pole (saw service)-----\$36.75

-Fireplaces-----\$35.00 ea.

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

2676 x \$.310 (building, electric, plumbing & mechanical)	\$ 829.56
2676 x \$.016 (plans review fee-Orange County)	\$ 42.82
Orange County zoning fee	\$ 30.00
Saw service (temporary power pole)	\$ 36.75
Fireplace (each)	\$ 35.00
Homeowner's recovery fee	\$ 10.00
	Sub total
	<u>\$ 984.13</u>
Solid Waste permit fees (\$984.13 x .05) =	\$ 49.21
TOTAL PERMIT FEES	<u>\$1033.34</u>

RESIDENTIAL RENOVATIONS, ADDITIONS AND ACCESSORY STRUCTURES

Permit type	Cost per square foot of structure
Building	.23/sq. ft (\$56.70 min.)
Electrical	52.50 per job
Mechanical	52.50 per job
Plumbing (each trade as applicable to work permitted)	52.50 per job

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

-Plans review fee

Orange County Planning Jurisdiction:

\$ 0.016 per square foot (\$10.50) minimum

Town of Hillsborough Planning Jurisdiction:

\$ 0.018 per square foot (\$10.50) 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 .23/sq. ft. \$ 115.00

Plans review (500 x .016) \$ 10.50 (minimum)

Electrical \$ 52.50

Mechanical \$ 52.50

Zoning (Orange County) \$ 30.00

Homeowners Recovery Fee \$ 10.00

Sub Total \$ 270.50

Solid Waste (270.50 x .05) \$ 13.53

TOTAL PERMIT FEES \$284.03

COMMERCIAL FEES

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◆ PLANS REVIEW FEES

ORANGE COUNTY PLANNING JURISDICTION:

\$.028 per square foot for projects 5,000 square feet or less (\$82.50 minimum)
\$.022 per square foot for projects 5000 to 20,000 square feet
\$.017 per square foot for projects 20,000 to 150,000 square feet
\$.011 per square foot for projects > 150,000 square feet

TOWN OF HILLSBOROUGH PLANNING JURISDICTION:

\$.031 per square foot for projects 5,000 square feet or less (\$82.50 minimum)
\$.024 per square foot for projects 5,000 to 20,000 square feet
\$.019 per square foot for projects 20,000 to 150,000 square feet
\$.012 per square foot for projects > 150,000 square feet

Example:

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

5,000 sq. feet @ \$.031 = \$155.00	
15,000 sq. feet @ \$.024 = \$360.00	
<u>5,000 sq. feet @ \$.019 = \$ 95.00</u>	
Total 25,000 sq. feet	= \$610.00 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	0.190	0.084	0.084	0.067	\$0.425
Storage	0.067	0.051	0.051	0.067	\$0.236
Assembly	0.143	0.077	0.077	0.067	\$0.364
Institutional	0.265	0.130	0.130	0.133	\$0.658
Business	0.190	0.090	0.090	0.085	\$0.455
Mercantile	0.130	0.064	0.064	0.058	\$0.316
Hazardous	0.099	0.042	0.042	0.058	\$0.241
Factory/Industrial	0.099	0.042	0.042	0.058	\$0.241
Educational	0.190	0.090	0.090	0.085	\$0.455

Miscellaneous Building Fees

	<u>COMMERCIAL</u>	<u>RESIDENTIAL</u>
Moving Building	\$59.40	\$56.70
Building Demolition	\$54.00	\$54.00
Change of Occupancy/Use	\$59.40	N/A
Curtain wall	\$54.00	\$54.00
Radio/ TV Tower	\$59.40	N/A
Swimming Pool	\$59.40	\$56.70
	(electrical & zoning fees apply)	
Woodstove/Fireplace	\$35.00	\$35.00
Prefabricated Utility Bldg.	\$59.40	\$56.70
	(electrical & zoning fees apply)	
Signs – Business ID (constructed)	\$59.40	
Other Signs	\$38.50	

Miscellaneous Plumbing Fees

Manufactured/Modular Home	\$24.20	\$23.10
Water heater installation	\$59.40	\$56.70

Miscellaneous Electrical Fees

	<i>COMMERCIAL</i>	<i>RESIDENTIAL</i>
Temporary Service 60 amp – 100amp	\$38.50	\$36.75
Sign Inspections	\$38.50	\$36.75
Gasoline Pumps	\$38.50	\$36.75
Load Control Devices	\$38.50	\$36.75
Miscellaneous Inspections	\$59.40	\$56.70
Each Extra Trip	\$59.40	\$56.70
Temporary Electrical Final	\$55.00	\$52.50

Electrical Service Changes

<u>Single Phase</u>	<i>COMMERCIAL</i>	<i>RESIDENTIAL</i>
30-50 amp	\$38.50	\$36.75
60-100 amp	\$55.00	\$52.50
125 – 200 amp	\$66.00	\$63.00
400 amp	\$77.00	\$73.50
<u>Three Phase</u>		
20-50 amp	\$38.50	\$36.75
60-100 amp	\$66.00	\$63.00
150-200 amp	\$77.00	\$73.50
400 amp	\$110.00	\$105.00

New electrical Service:

	<i>single phase</i>		<i>three phase</i>	
	<i>COMMERCIAL</i>	<i>RESIDENTIAL</i>	<i>COMMERCIAL</i>	<i>RESIDENTIAL</i>
30-60 amp	\$ 38.50	\$ 36.75	\$ 55.00	\$ 52.50
70 - 100 amp	\$ 66.00	\$ 63.00	\$ 66.00	\$ 63.00
125 amp	\$ 77.00	\$ 73.50	\$ 77.00	\$ 73.50
150 amp	\$ 93.50	\$ 89.25	\$135.30	\$129.15
200 amp	\$110.00	\$105.00	\$161.70	\$154.35
300 amp	\$135.30	\$129.15	\$189.20	\$180.60
400 amp	\$161.70	\$154.35	\$243.10	\$232.05
600 amp	\$243.10	\$232.05	\$269.50	\$257.25
800 amp	\$269.50	\$257.25	\$400.40	\$382.20
1000 amp	\$400.40	\$382.20	\$539.00	\$514.50
1200 amp	\$539.00	\$514.50	\$677.60	\$646.80
1400 amp	\$608.30	\$580.65	\$808.50	\$771.75
1600 amp	\$677.60	\$646.80	\$1,078.00	\$1,029.00
over 1600 amp	\$66/100a	\$63/100A	\$110/100A	\$105/100A

Miscellaneous Mechanical

Residential

Replacement of one system	\$78.75
Installation each add'l system	\$21.00
Temporary Mechanical Final	\$52.50

Commercial

Commercial cooling	
First unit	\$82.50
Each add'l unit	\$22.00
Replacement of system	\$82.50
Commercial heating	
First unit	\$82.50
Each add'l unit	\$22.00
Replacement of system	\$82.50
Commercial heat/cool combination	
First unit	\$82.50
Each add'l unit	\$22.00
Replacement of system	\$82.50
Commercial Ventilation/Exhaust	
One system	\$82.50
Each additional	\$22.00
Hood fan comm. cooking equip.	\$59.40
Commercial range or grill	\$59.40
Deep Fat Fryer	\$59.40
Oven	\$59.40
Temporary Mechanical Final	\$55.00

General Miscellaneous Fees

Issue Certificate of Occupancy	\$11.00	
Permit Renewal/Reissue	\$38.50 (commercial)	\$36.75 (residential)
Day Care Permits (existing building new occupancy)	\$59.40	
Day Care Re-inspection	\$55.00	
Archive research (per project)	\$16.50	
Re-inspection fee	\$52.50	
Sprinkler system	\$165.00	
Fire alarm system	\$165.00	
Grease trap installation	\$59.40	
Temporary tents	\$59.40	
Refund	\$38.50	