

BUNCOMBE COUNTY PERMITS & INSPECTIONS**PERMIT FEES****(Effective July 1, 2016)**

Building Permits includes fees for all trade permits (Building, Electrical, Mechanical & Plumbing); Building Permit fees shall be collected at the time of the permit application and plan submittal. For commercial plans submitted prior to the permit application reference Section II (b) for applicable review fees.

I. Residential Permit and Inspection Fees:

- a) New Single Family Dwellings, Townhomes, Duplexes & Garage Apartments (unheated basements, crawl space, slab on grade and attached garages included).
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|-------------------------|---|
| 0 to 1,500 sq. ft. | \$450.00 |
| 1,501 sq. ft. and above | \$450.00 + .30/additional sq. ft. over 1,500 heated sq. ft.
\$75.00 additional for gas |
- b) Residential Additions
Electrical, Plumbing and HVAC included:
- | | |
|------------------------|--------------------|
| 0 – 1500 sq. ft. | \$325.00 |
| 1501 sq. ft. and above | Refer above to (a) |
- c) Residential Renovations, Remodels (no changes to exterior walls) includes all trades:
- | | |
|------------------------|--|
| 0 – 1500 sq. ft. | \$250.00 |
| 1501 sq. ft. and above | \$250.00 + .30/additional sq. ft. over 400
\$75.00 additional for gas |
- (Window & Siding Replacements will be charged an additional \$25 fee for a WNC Regional Air Quality Asbestos Removal Site Evaluation).
- d) Manufactured Homes (HUD approved)
Electrical and Plumbing included:
- | | |
|--------------------------------|-------------------------|
| Single-Wide Units | \$200.00 |
| Multi-Sectional Units | \$275.00 |
| Heat Pump or A/C | \$75.00 additional fee |
| Homes placed on Full Basements | \$100.00 additional fee |
- e) Modular Homes
Electrical, Plumbing and HVAC included:
- | | |
|------------------------|----------|
| Single Story | \$300.00 |
| Greater than One Story | \$400.00 |
- (Decks included if submitted at time of application and part of the approved plans)
- | | |
|----------------------------|---------------------|
| Full Basement | \$100.00 additional |
| Attached Garage or Carport | \$75.00 per trade |
- f) Residential Accessory Building (Detached/Attached Garage, Carport, Storage Building, Pump House)
- | | |
|-----------------------|---|
| 1-400 sq. ft. | \$100.00 + \$75.00 additional per trade |
| 401 sq. ft. and above | \$225.00 + \$75.00 additional per trade |
- g) Residential Re-roofing
- | | |
|--|---------|
| | \$75.00 |
|--|---------|
- h) Residential Decks
- | | |
|------------------------|--|
| Covered or Screened-in | \$150.00 + \$75.00 additional per trade
\$150.00 + \$75.00 additional per trade |
|------------------------|--|
- i) Sun rooms
- | | |
|--|---|
| | \$150.00 + \$75.00 additional per trade |
|--|---|
- j) 1 to 2 Family Residential Electrical, Mechanical & Plumbing Trade Permits
- | | | |
|--|-------------------|---|
| | \$75.00 per trade | (Residential trade permits for boiler replacement/repairs will be charged an additional \$25 fee for a WNC Regional Air Quality Asbestos Removal Site Evaluation) |
|--|-------------------|---|

k)	Moved House Electrical, Plumbing and HVAC included:	Reference “a” for applicable fees
l)	Demolition Permit (Residential & Commercial) (Contact WNC Air Pollution Agency)	(828) 250-6777
m)	Printout of Building and Mobile Home Permits or at www.buncombecounty.org	\$10.00 per month
n)	Homeowner Recovery Fund as per GS 87-1	\$10.00
o)	RE-INSPECTION 1 free re-inspection per trade (excluding trade permits)	\$75.00 (must be paid before next inspection is requested)
p)	Failure to post approved permit and/or plans on job site	\$75.00
q)	Residential Permit Renewal	50% of Original Permit Fee (One Time Only – after issuance of permit with inspection)
r)	Working without Permit	\$150.00 in addition to applicable permit fees
s)	Foundation Only Permit	\$150.00 in addition to applicable permit fees
t)	Solar Panels (attached to structure or ground mounted)	\$150.00
u)	All other Residential Permits not listed	\$75.00 per trade/inspection

II. Non-Residential/Commercial Permits and Inspections Fees:

a)

*Fee Based on Project Cost Per Applicable Trade

0 – 5000	\$75.00	275,001 – 350,000	\$3,400.00
5,001 – 10,000	\$100.00	350,001 – 425,000	\$4,000.00
10,001 – 15,000	\$200.00	425,001 – 500,000	\$4,500.00
15,001 – 25,000	\$350.00	500,001 – 625,000	\$5,200.00
25,001 – 50,000	\$450.00	625,001 - 750,000	\$6,200.00
50,001 – 75,000	\$1000.00	750,001 – 875,000	\$7,200.00
75,001 – 100,000	\$1,500.00	875,001 – 1,000,000	\$9,000.00
100,001 – 150,000	\$1,800.00	Cost over \$1,000,000	\$9,000.00 plus .15% (.0015)
150,001 – 200,000	\$2,400.00	of each million dollars or portion thereof.	
200,001 – 275,000	\$3,000.00		

Minimum Permit Fee

\$75.00 Per Trade

(Commercial Permits for Additions, Remodels, Repairs/Upfits, Change of Use and Boiler replacements/repairs will be charged an additional fee of \$50 for a WNC Regional Air Quality Asbestos Removal Site Evaluation).

***Non-Residential Construction:**

Construction cost shall be based on contract cost or “ICC-Building Valuation Data”

b)

Plan Review Fee (based on construction cost):

<u>\$ Cost</u>	<u>Fee</u>	<u>\$ Cost</u>	<u>Fee</u>
\$0 - \$5,000	\$75.00	\$50,001 - \$100,000	\$200.00
\$5,001 - \$10,000	\$100.00	\$100,001 - \$250,000	\$300.00
\$10,001 - \$15,000	\$125.00	\$250,001 - \$500,000	\$500.00
\$15,001 - \$25,000	\$150.00	\$500,001 - \$1,000,000	\$750.00
\$25,001 - \$50,000	\$175.00	> \$1,000,000	\$1,500.00

c)

Multi-Family Dwelling (Apartments & Condominiums)

\$350.00 per Residential Unit & Shell Cost per “II-a”)

d)	Modular Office/Classroom	\$350.00
e)	Non-Residential Renewal	50% of original permit fee (One Time Only) after issuance of permit with inspection (excluding review fee)
f)	Signs	Reference Sections "II. - a & b"
g)	Day Care Centers or ABC License Inspections	Requested inspections for Day Care or ABC License Inspections of a routine nature of work or Structure not requiring a permit under Article III of this ordinance shall be charged at a flat rate of \$75.00 per trade.
h)	EXPEDITE SERVICE FEE (for special processing, or after normal hours inspections) (This service is based on staff availability)	\$75.00 hour/per staff member, with a minimum of \$150.00 (2hours)
i)	Annual Maintenance Permits	\$100.00 annual + \$25.00 per inspection
j)	Non-Residential Electrical Re-tap Inspection	\$150.00
k)	Copies	.25 per copy

III. Temporary Certificate of Occupancy (TCO) & Temporary Utilities Fees:
(Fees will be doubled when not renewed prior to expiration date. Utilities to the building will be disconnected within 48 hours of the expiration of the TCO or Temp Utilities).

Commercial Permits:

Temporary Certificate of Occupancy	\$200.00 (for first 30 days)
& Temporary Utilities	\$100.00 (renewal before expiration)

Residential Permits:

Temporary Certificate of Occupancy	\$75.00 (for first 30 days)
& Temporary Utilities	\$50.00 (renewal before expiration)

IV. Refunds for Residential & Commercial Permits:

- A. Minimum charge for processing of permit refunds is a \$75.00 administrative fee
- B. Active Residential Permits with no inspections will be refunded provided all original paperwork is returned to the Permits & Inspections Department, minus a \$75.00 administrative fee (\$25.00 administrative fee on residential stand-alone permits).
- C. Refunds for active Commercial Permits with no inspections will be charged the plan review fee in addition to the \$75.00 administrative fee.
- D. No refunds will be issued six months or more after the permit is issued, without activation of permit.
- E. Change of contractor after issuance of permit and inspections \$75.00 per contractor and completed Change of Contractor form.
- F. Amendments of Residential Plans \$75.00
- G. Amendments to Commercial Plans is based on value with a minimum \$75.00 review fee

BUNCOMBE COUNTY PERMITS & INSPECTIONS DEPARTMENT
30 VALLEY STREET
ASHEVILLE, NC 28801

(828) 250-5360 – OFFICE
(828) 250-6082 – FAX