

# BUILDING PERMITTING AND INSPECTIONS FEE SCHEDULE



102 Town Hall Drive, Leland, NC 28451  
www.townofleland.com

Planning and Inspections Department  
Phone 910-371-3754 Fax 910-371-1158

## Residential Construction Permit Fee Calculations

New Residential Construction (Minimum \$300 Permit Fee)

Gross Sq. Ft. Under Roof X ICC Value per Sq. Ft. X 0.005 = Permit Fee

Residential Additions and Sunrooms (Minimum \$200 Permit Fee)

Gross Sq. Ft. Under Roof X ICC Value per Sq. Ft. X 0.005 = Permit Fee

*The new residential construction, addition, and sunroom fee calculations are for occupancy type R-3 and construction type VB and include inspections. Sunrooms with mechanical or plumbing will add \$25 per additional inspection.*

Residential Renovation/Remodel/Repair (Minimum \$100 Permit Fee + \$50 per additional trade)

Gross Sq. Ft. X \$60 per Sq. Ft. X 0.005 = Permit Fee

Decks, Docks, Bulkheads, and Piers (Minimum \$100 Permit Fee)

Gross Sq. Ft. X \$60 per Sq. Ft. X 0.005 = Permit Fee

Retaining Walls and Fences Requiring a Building Permit (Minimum \$75 Permit Fee)

Linear Ft. X \$60 per Linear Ft. X 0.005 = Permit Fee

Accessory Buildings (Minimum \$100 Permit Fee + \$50 per additional trade; Does not include accessory buildings with habitable area)

Gross Sq. Ft. X ICC Value per Sq. Ft. X 0.005 = Permit Fee

## Standard Residential Fees

*Zoning review fees, reinspection fees, administrative fees, Homeowners Recovery Fee, or other fees are not included.*

Swimming Pools	\$175
Heated Swimming Pools	\$225
Modular, Manufactured, or Mobile Homes, or Building Relocation (includes all trades)	\$350
Trade Permits for Minor Work (Plumbing, Mechanical, Electrical)	\$75
<i>Minor work is considered a project that requires no more than a total of two inspections</i>	
Trade Permits for Major Work (Plumbing, Mechanical, Electrical)	\$125
<i>Major work is considered a project that requires 3 or more inspections</i>	
Appliance or Equipment Change Out (includes trades; per appliance/unit)	\$50
Demolition	\$25
Window Replacement (more than \$15,000, unlimited number of windows)	\$75
Prior Cut On (electric or gas)	\$50
Solar Panels	\$125
Temporary Certificate of Occupancy	\$50
Homeowners Recovery Fund	\$10
Additional Inspection Fee	\$25

## Commercial Construction Permit Fee Calculations

*Commercial construction fees includes building, electrical, mechanical, plumbing, and building fire inspection fees. Deferred submittal plan review fees, zoning fees, reinspection fees, administrative fees, or other fees are not included.*

### New Commercial Construction (Minimum \$300 Permit Fee)

15,000 Sq. Ft. or less

Gross Sq. Ft X ICC Value per Sq. Ft. X 0.004 = Permit Fee

Greater than 15,000 Sq. Ft.

$(15,000 \times \text{ICC Value per Sq. Ft.} \times 0.004) + (\text{Gross Sq. Ft. above 15,000 Sq. Ft.} \times \text{ICC Value per Sq. Ft.} \times 0.002) = \text{Permit Fee}$

### Shell Buildings (Minimum \$300 Permit Fee)

Gross Sq. Ft. X ICC Value per Sq. Ft. X 0.004 X 80% = Permit Fee

### Commercial Repair (Minimum \$100 Permit Fee plus \$50 per trade)

Project Gross Sq. Ft. X \$60 per Sq. Ft. X 0.004 = Permit Fee

### Commercial Upfit or Alteration (Minimum \$300 Permit Fee plus \$100 per trade)

Project Gross Sq. Ft. X \$60 per Sq. Ft. X 0.004 = Permit Fee

### Docks, Decks, Bulkheads, and Piers (Minimum \$100 Permit Fee)

Gross Sq. Ft. X \$60 per Sq. Ft. X 0.004 = Permit Fee

### Retaining Walls and Fences Requiring a Building Permit (Minimum \$100 Permit Fee)

Linear Ft. X \$60 per Linear Ft. X 0.004 = Permit Fee

## Standard Commercial Fees

*Deferred submittal plan review fees, zoning fees, reinspection fees, administrative fees, or other fees are not included.*

Standalone Trade Permit Plan Review	\$50
Deferred Submittal Plan Review	\$50
Building Relocation (Includes trades)	\$375
Construction Site Office (Includes trades)	\$200
Change of Occupancy/Compliance (no work performed)	\$100
Demolition	\$50
Appliance or Equipment Change Out (includes trades; per appliance/unit)	\$100
Rooftop Appliance or Equipment Change Out (includes trades; per appliance/unit)	\$150
Trade Permits for Minor Work (Plumbing, Mechanical, Electrical)	\$100
<i>Minor work is considered a project that requires no more than a total of two inspections.</i>	
Trade Permits for Major Work (Plumbing, Mechanical, Electrical)	\$300
<i>Major work is work that requires three or more inspections.</i>	
Window Replacement (additional \$10 per window after first window)	\$100
Prior Cut On (electric or gas)	\$50
Lift Station	\$150 plus \$100 per trade
Roof Repair	\$50
Solar Panels	\$125
Solar Farm	\$200
Temporary Certificate of Occupancy	\$100
Sign	\$50
With Foundation	add \$50
With Electrical	add \$50
Swimming Pools	\$350
Foundation Only Permit	\$300 + \$100 per trade
<i>(May include underslab plumbing and other components, if approved. This is independent of Permit Cost)</i>	
Additional Inspection Fee	\$50

## Fire Permit and Inspection Fees

### Fire Construction Permits

*Deferred submittal plan review fees, zoning fees, reinspection fees, administrative fees, or other fees are not included.*

Automatic Fire-Extinguishing System	\$100
Battery Systems	\$50
Compressed Gases	\$50
Cryogenic Fluids	\$50
Emergency Responder Radio Coverage System (includes fire and electrical inspections)	\$150
Fire Alarms and Detection Systems, plus related equipment	\$100+\$2 per device
Fire Pumps and related equipment	\$200
Food Truck Inspection	\$25
Hazardous Materials	\$50 per control area
Hood System	\$250
Industrial Ovens	\$50
LP-Gas	\$50
Private Fire Hydrants	\$50 per hydrant
Spraying and Dipping	\$250
Sprinkler and Standpipe Systems	\$100+\$2 per head
Flammable and Combustible Liquid Storage Tanks	
Underground	\$250
Above Ground	\$150
Temporary Membrane Structures and Tents	\$50
Underground Fire Line	\$150
With Private Hydrants	Additional \$50 per hydrant
Other (required inspection)	\$25

## Operational Permits

Carnivals and Fairs	\$100
Combustible Dust-Producing Operations	\$50
Covered Mall Building	\$100
Dry Cleaning Plants	\$50
Exhibits and Trade Shows	\$50
Explosives	\$100
Flammable and Combustible Liquids	\$100
Fumigation and Thermal Insecticidal Fogging	\$50
Hazardous Materials	\$100
High Piled Storage	\$50
Liquid or Gas Fuel Vehicles or Equipment in an Assembly Building	\$100
Private Fire Hydrants	\$50
Pyrotechnic Special Effects Material	\$100
Spraying and Dipping	\$50
Storage of Scrap Tires and Tire Byproducts	\$50
Temporary Membrane Structures and Tents	\$50
Other items not listed above but required by NC Fire Code	\$50
Violation involving imminent hazard to life and property	\$200 per day, per violation

## Periodic Fire Inspection Fees

Commercial and Nonresidential Buildings	
Under 1,500 square feet	\$50
1,500 – 4,999 square feet	\$75
5,000 - 10,000 square feet	\$125
Over 10,000 square feet	\$150 + \$5 per 1,000 square feet over 10,000 square feet
Special Situations (Outside storage, LP bulk storage)	\$50
Multi-Family Residential Buildings (Common area and fire control devices)	
0 – 50,000 square feet	\$50 per building
50,001 - 100,000 square feet	\$100 per building
100,001 – 150,000 square feet	\$150 per building
150,001 – 200,000 square feet	\$200 per building
Over 200,000 square feet	\$250 plus \$5 per 1,000 square feet over 200,000 (per building)

## Rereview and Reinspection Fees

*Applies to Building, Electrical, Mechanical, Plumbing, and Fire Inspections (Permit fees include one re-inspection per trade. If work is not complete when scheduled, the "not ready" fee will be charged. Reinspection fees must be paid prior to next inspection being granted.)*

First rereview (included with all other permit fees, unless incomplete submittal)	No Charge
Second rereview	\$50
For all rereviews thereafter, fees will be doubled with every rereview (with minimum of \$50)	
Inspection Cancellation (Before day of inspection)	No Charge
Inspection Cancellation (On day of inspection)	\$25

Not ready (on-site cancellation/incomplete/still working)	\$100
First reinspection (included with all other permit fees, unless not ready)	No Charge
Second reinspection	\$50
For all reinspections thereafter, fees will be doubled with every reinspection (with minimum of \$50)	

## Other Fees

State License Inspection	\$50
Working Without a Permit	Same cost as permit fee with minimum of \$100 (Permit fee will also be charged)
Emergency After Hours Inspections	\$75 per hour
Administrative Processing Fee <i>(Retained If Permit is Cancelled Before Construction Begins. If project and inspections have started, permit fee is retained.)</i>	
Residential Projects	\$100
Commercial Projects	25% of Permit Fee, \$200 Minimum
General Administrative Fee <i>(Includes Change of Contractor on permit, per permit)</i>	\$25
Expired Permit Renewal <i>(At the discretion of Town to renew permit or to require a new application)</i>	Half of building permit fee, \$50 minimum

## Additional Information

- Community Development Block Grant Neighborhood Revitalization (CDBG-NR) projects are exempt from the Residential Construction Permit Fees and Standard Residential Fees.
- There will be a \$25.00 fee for returned checks
- Effective July 1 of each year, ICC values are based on the ICC Building Valuation Data published the February of that year. ICC building Valuation Data is available at: <https://www.iccsafe.org/products-and-services/i-codes/code-development-process/building-valuation-data/>