

Building Code Enforcement Fee Schedule

Initially adopted: August 9, 1999 | Previously Revised: August 1, 2013

Current Schedule (as shown below): Effective Aug. 1, 2024; Public Notice Posted July 2, 2024

RESIDENTIAL DWELLING UNITS

- Permits/new and additions, (attached, heated or unheated): Permit fees for building, electrical, plumbing, and mechanical permits shall be determined by multiplying the total gross building floor area, (under roof), by a cost per square foot of \$0.70
- Permits/new and additions, (detached, unheated): Permit fees for building and electrical permits shall be determined by multiplying the total gross building floor area by a cost per square foot of \$0.20.
- These permits will be affected by a \$10.00 surcharge effective October 1, 1991 as mandated by House Bill 37 – “Homeowners Recovery Fund” (G.S. 87-15.6)

COMMERCIAL CONSTRUCTION

- Permit fees for building, electrical, plumbing, and mechanical permits shall be determined by multiplying the total gross building floor area by the cost per square foot as shown below:

| OCCUPANCY GROUP | 12,000 SF & LESS | > THAN 12,000 SF |
|--------------------|------------------|------------------|
| Assembly | \$0.55 | \$0.50 |
| Business | \$0.38 | \$0.33 |
| Educational | \$0.55 | \$0.50 |
| Factory/Industrial | \$0.30 | \$0.24 |
| Hazardous | \$0.24 | \$0.19 |
| Institutional | \$0.55 | \$0.52 |
| Mercantile | \$0.26 | \$0.22 |
| Residential | \$0.33 | \$0.30 |
| Storage | \$0.42 | \$0.33 |
| Utility | \$0.20 | \$0.16 |
| | | |

| | | |
|-----------------|--------|--------|
| Plan Review Fee | \$0.04 | \$0.03 |
|-----------------|--------|--------|

Building Code Enforcement

500 N. Main St. Suite 47
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unioncountync.gov



ELECTRICAL SCHEDULE

Power Service or Subpanel

| | |
|-------------------|----------|
| 0 – 100 Amps | \$110.00 |
| 101 - 200 Amps | \$170.00 |
| 201 – 400 Amps | \$225.00 |
| 401 – 600 Amps | \$285.00 |
| 601 – 1000 Amps | \$340.00 |
| 1001 – 2000 Amps | \$450.00 |
| 2001 – Above Amps | \$500.00 |

| | |
|--|---------|
| Wiring for Mechanical or Plumbing Change Out | \$80.00 |
| Identical Replacement of Equipment | \$80.00 |
| Fee for All Other Installations | \$80.00 |

SOLAR FARMS

| | |
|---------------------------|-----------|
| Per megawatt up to 5MW | \$1350.00 |
| Per megawatt up to 5-10MW | \$1150.00 |
| Per megawatt over 10MW | \$1050.00 |

MECHANICAL SCHEDULE

| | |
|--|---------|
| Heat Pump, Gas Pack, Furnace with or w/o AC etc. | \$80.00 |
| Gas Water Heater, Light, Line etc. | \$80.00 |
| Fee for ALL Other Installations | \$80.00 |

PLUMBING SCHEDULE

| | |
|---------------------------------|---------|
| Water Heater | \$80.00 |
| Fee for All Other Installations | \$80.00 |
| Miscellaneous Fixtures | \$80.00 |



OTHER PERMIT FEES

Mobile Home Setup

| | |
|-------------|----------|
| Single Wide | \$325.00 |
| Double Wide | \$365.00 |

Pools

| | |
|--------------|----------|
| In Ground | \$285.00 |
| Above Ground | \$285.00 |

| | |
|--|---|
| Modular Home (Residential) | 70% of Residential Rate |
| Move-In Residence | 70% of Residential Rate |
| Residential Renovations | Area Square Footage x \$.70 x 50% |
| Modular Unit (Commercial) | Square Footage x Fee of Occupancy x 70% |
| Construction Trailer | \$80.00 per Trade |
| Shell Building (Initial Permit) | Square Footage x Fee of Utility Occupancy |
| Upfit of Shell Building | Square Footage x Fee of Occupancy |
| Commercial Renovations | Area Square Footage x Occupancy Fee x 75% |
| Daycare, Therapeutic & Group Home | \$80.00 |
| Change of Occupancy Permit (Change of Use) | \$80.00 |
| Conditional Power (Power and Gas) | \$80.00 |
| Demolition Permit (Residential & Commercial) | \$80.00 |
| Sign Permits | \$160.00 |
| Minimum Fee | \$80.00 |
| Starting Work Without a Permit | Double Permit Fee |
| Re-Inspection Fee | \$100.00 |
| Change of Contractor | \$80.00 |
| Zoning Permit | \$40.00 |
| Application Fee for Land Use Board | \$800.00 |
| Archive Research | \$25.00 |
| Refunds on Permits* | \$60.00 |
| <i>*No refunds after first inspection</i> | |
| Returned Check | \$25.00 |
| State Recovery Fund Charge to Contractors | \$10.00 |



Additional inspections trips made necessary through the failure of any person, firm or corporation in charge of work, to give specific locations of work to be inspected, or to otherwise create conditions making such additional

Inspections or trips necessary, are hereby designed “Extra Inspections.” For each such “Extra Inspection”, a fee of \$100.00 shall be imposed for each offense.

A permit issued pursuant to G.S. 153-A-357 expires six months, or any lesser time fixed by ordinance of the County, after the date of issuance if the work authorized by the permit has not commenced. If after commencement the work is discontinued for a period of 12 months, the permit therefore immediately expires. No work authorized by a permit that has expired may thereafter be performed until a new permit has been secured. (G.S. 153A-358)

Therefore, the following fees will be charged for permits that are allowed to expire:

1. Permit expiring six months after issuance
 - A. A new, second, permit will be issued within six months of the expiration date of the first Permit for a fee of \$80.00.
 - B. Time that lapses beyond six months of the expiration date will require the full amount of fees to be charged.
2. Permit expiring after a year with no work being done
 - A. A new, second permit will be issued with the full amount of fees being charged.