



# UNION COUNTY ONE STOP PERMITTING FEE SCHEDULE

Revised 01/15/2020

## Building Code Enforcement

### 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 \$0.513.
- ❖ 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 \$0.146.
- ❖ 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	\$0.41	\$0.37
Business	\$0.28	\$0.24
Educational	\$0.41	\$0.37
Factory/Industrial	\$0.22	\$0.18
Hazardous	\$0.18	\$0.14
Institutional	\$0.41	\$0.38
Mercantile	\$0.19	\$0.16
Residential	\$0.24	\$0.22
Storage	\$0.31	\$0.24
Utility	\$0.15	\$0.12
Plan Review Fee	\$0.03	\$0.02

## **ELECTRICAL SCHEDULE**

### **Power Service or Subpanel**

0 – 100 Amps	\$82.50
101 - 200 Amps	\$125.00
201 – 400 Amps	\$165.00
401 – 600 Amps	\$210.00
601 – 1000 Amps	\$250.00
1001 – 2000 Amps	\$330.00
2001 – Above Amps	\$370.00

Wiring for Mechanical or Plumbing Change out	\$60.00
Identical Replacement of Equipment	\$60.00
Fee for All Other Installations	\$60.00

## **SOLAR FARMS**

Per megawatt up to 5MW	\$1000.00
Per megawatt up to 5-10MW	\$850.00
Per megawatt over 10MW	\$775.00

## **MECHANICAL SCHEDULE**

Heat Pump, Gas Pack, Furnace with or w/o AC etc.	\$60.00
Gas Water Heater, Light, Line etc.	\$60.00
Fee for ALL Other Installations	\$60.00

## **PLUMBING SCHEDULE**

Water heater	\$60.00
Fee for All Other Installations	\$60.00
Miscellaneous Fixtures	\$60.00

## OTHER PERMIT FEES

### Mobile Home Setup

Single Wide	\$240.00
Double Wide	\$270.00

### Pools

In Ground	\$210.00
Above Ground	

Modular Home (Residential)	70% of Residential Rate
Move-In Residence	70% of Residential Rate
Residential Renovations	Area Square Footage x \$.513 x 50%
Modular Unit (Commercial)	Square Footage x Fee of Occupancy x 70%
Construction Trailer	\$60.00 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	\$60.00
Change of Occupancy Permit (Change of Use)	\$60.00
Conditional Power (Power and Gas)	\$60.00
Demolition Permit (Residential & Commercial)	\$60.00
Sign Permits	\$120.00
Minimum Fee	\$60.00
Starting Work Without a Permit	Double Permit Fee
Re-Inspection Fee	\$80.00
Change of Contractor	\$60.00
Zoning Permit	\$40.00
Application Fee for Board of Adjustments	\$800.00
Archive Research	\$25.00
Refunds on Permits (No refunds after first inspection)	\$60.00
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 \$80.00 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 therefor 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 \$60.00.
  - 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.

## **Planning and Zoning**

### **Major Subdivision**

Preliminary Plan Review	\$100.00 plus \$10.00 per Lot
Surcharge for Traffic Impact Analysis	TBD (actual cost passed on to development)
Final Plat	\$10.00 per Lot

### **Minor Subdivision**

Review	\$35.00
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### **Revisions to Approved Subdivision Plans**

Insignificant	Free
Minor	\$25.00
Major	\$100.00 plus \$10.00 per Lot

**Non-Residential Review Fees**

Commercial Site Plan (less than 1 acre)	\$300.00
Commercial Site Plan (1 + acres)	\$300 plus \$50.00 per acre (or portion thereof)
Surcharge for Traffic Impact Analysis	TBD (actual cost passed on to development)

**Revisions to Approved Non-Residential Plans**

Insignificant	Free
Minor	\$25.00
Major	\$300 plus \$50.00 per acre (or portion thereof)

**PUD Amendments**

Residential	\$100.00 plus \$10.00 per Lot
Non-Residential	\$100.00 plus \$10.00 per Lot

**Other Fees**

Text Amendment	\$300.00 per Amendment
Rezoning	\$400.00 per Rezoning
Rezoning Conditional	\$500.00 per Rezoning
Copies of Plans	\$20.00 per Plan

**Zoning Review**

Zoning Permit – Residential	\$40.00
Zoning Permit – Non-Residential	\$80.00
Zoning Verification Letter	\$25.00
Final Zoning Re-Inspection	\$80.00

**Board of Adjustment**

Special Use Permit & Variance	\$800.00
Appeal of Administrative Decision	\$350.00

## **Stormwater**

### **Stormwater Plan Reviews – Residential**

General Drainage	\$350.00 + \$10.00 per Acre of Total Acreage
General Drainage W/Detention	\$350.00 + \$10.00 per Arce + \$200.00 Stormwater Management Facility

### **Revisions to Approved Plans (Revisions that necessitate a re-examination of calculations)**

Minor	\$250.00
Major	\$500.00

### **Stormwater Plan Reviews – Non-Residential**

General Drainage	\$250.00 per Disturbed Acre (1 Acre Min)
General Drainage W/Detention	\$250.00 per disturbed Arce + \$300.00 Stormwater Management Facility

### **Floodplain Reviews**

Minor	\$100.00
Flood Study (No Rise)	\$200.00 + \$150.00 per 1,000 Ft. of Study Reach + \$200.00 per Crossing
Major Encroachment (For Each CLOMR & LOMR)	\$200.00 + \$250.00 per 1,000 Ft. of Study Reach + \$200.00 per Crossing

### **Revisions (1 Review & Re-Submittal Included in Above Fees)**

Next Revision	Half the Initial Plan Review Fee
Each Revision Thereafter	Full Plan Review Fee

### **Final Plats**

Minor	\$25.00
Major	\$10.00 per Lot or \$150.00 if less than 15 Lots with Common Area, Roads, Etc.
Surety Review (Renewals, Reductions, Releases)	\$150.00

## **Public Works Engineering**

### **Plan Review Fees**

Residential	\$100.00 Plus \$20.00 per Lot
Non-Residential	\$100.00 Plus \$10.00 per 1,000 Square Feet of Building Area

\*Fees are charged for review and approval of engineering plans submitted for new development.

## **Environmental Health Fee Schedule**

### **Food Program Fees**

Food Establishment Plan Review	\$250.00
Mobile Food Unit / Push Cart Plan Review	\$150.00
Temporary/Limited Food Establishment Application	\$75.00

### **Swimming Pool Fees**

Public Swimming Pool Operation Permit	\$275.00
Public Swimming Pool Plan Review	\$250.00
Pool Re-Visit Fee	\$75.00

### **Other Fees**

Tattoo Permit	\$200.00
Mass Gathering Permit	\$375.00
Record Requests	\$10.00

### **On-Site Water Protection Program Fees**

Improvement Permit Application*,** (Site Evaluation for Septic System Approval)	
Residential	\$300.00
Commercial	\$450.00

**On-Site Water Protection Program Fees Cont.**

Construction Authorization Permit (by permit type)	
Type IIc	\$200.00
Type IIIb	\$300.00
Type IVa	\$450.00
Type V	\$600.00
Type VI	\$1200.00
Septic System Repair Permit (Construction Authorization)	\$100.00
Septic Permit Re-Design Fee	\$125.00
Inspection of Existing Septic System (Waiver)	\$75.00
Septic System Re-Visit Fee	\$75.00

**On-Site Water Protection Program Fees Cont.**

Engineer Option Permit	Per NC General Statute 130A-336.1 (n): 30% of the cumulative total fees to obtain an Improvement, Construction Authorization and Operation Permit for the type of on-site waste water system designed.
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\*Maximum lot size evaluated per Improvement Permit (site evaluation) application is limited to 5.0 acres

\*\*Property owner or applicant must provide a back hoe (minimum 2' wide bucket) with trained operator for site evaluations performed on subdivisions of more than 5 lots.

**Water Sample and Well Fees**

Well Permit	\$480.00
Well Repair Permit/Down-Hole camera Assessment	\$100.00
Well Re-Visit Fee	\$50.00
Bacterial Water Sample	\$70.00
Petroleum Sample	\$105.00
Pesticide Sample	\$110.00
Herbicide Sample	\$110.00
Nitrate/Nitrite Testing	\$75.00
Inorganic Water Sample	\$130.00
Iron Bacteria/Arsenic Speciation	\$80.00
Sulfur Bacteria	\$80.00
Anion Analysis (fluoride, chloride, sulfate)	\$35.00
Fluoride	\$10.00
Hexavalent Chromium	\$100.00



## **Fire Marshal**

### **Required Construction Permits**

- Automatic fire extinguishing systems \$150.00
- Battery systems more than 50 gal liquid \$150.00
- Compressed gases \$150.00
- Cryogenic liquids \$150.00
- Emergency responder radio coverage \$150.00
- Fire alarm & detection systems & related equipment \$150.00
- Fire pumps & related equipment \$150.00
- Flammable & combustible liquids \$150.00
- Gates and barricades across fire apparatus access roads \$150.00
- Hazardous materials (quantities requiring a permit) \$150.00
- Industrial ovens \$150.00
- Private fire hydrants \$150.00
- Smoke control or smoke exhaust systems \$150.00
- Solar photovoltaic power systems \$150.00
- Spraying or dipping \$150.00
- Standpipe systems \$150.00
- Temporary membrane structure, tents & canopies\* \$50.00
- Retest fee for performance testing failed inspection \$100.00

\*Permits for Temporary membrane structures and tents apply to tents greater than 800 square feet in size or an aggregate of tents combined to that exceeds 1800 square feet. Membrane structures such as inflatable bouncing houses must exceed 400 square feet in size measured at the ground contact of the base of the structure shall require permit issuance and inspection to comply with Section 105.6.45 of 2018 NC Fire Code.

## **Required Operational Permits**

A maximum of \$300.00 will be charged for all “Required Operational Permits” when multiple permits are issued at the same address (effective October 7, 2013)

Amusement buildings \$100.00

Carnivals & fairs \$50.00

Combustible dust-producing operations \$100.00

Covered mall buildings \$50.00

Exhibit & trade shows \$50.00

Explosives \$100.00

Flammable & combustible liquids \$50.00

Operation of fuel dispensing facility \$50.00

Temporarily place out of service a flammable/combustible liquid tank \$100.00

Change contents of flammable/combustible liquid tank \$100.00

Manufacture, process, blend or refine flammable/combustible liquids \$100.00

Fumigation & thermal insecticidal fogging \$100.00

Liquid or gas fueled vehicles/equipment in assembly \$50.00

Private fire hydrants \$50.00

Pyrotechnic special effects \$200.00

Spraying & dipping \$100.00

Temporary membrane structure, tents & canopies\* \$50.00

On Site Fireworks Operational Assistants \$100.00

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## **Other Permit Fees**

Starting work without a permit Double Permit Fee

## Expiring Permits

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. \$50.00 per permit
  - B) Time that lapses beyond six months of the expiration date. Full amount of fees
- 2) Permit expiring after a year with no work being done: Full amount of fees
  - A) A new, second permit will be issued.

## Plan Review Fees

Plan Review Fees are due at the time of submittal and are non-refundable

### Building Plan Reviews

Minimum Plan Review Fee \$30.00

Less than or equal to 12,000 SF \$0.020 per sf

Greater than 12,000 SF \$0.015 per sf

### Subdivision Sketch Plan:

Less than 2 acres \$100.00 per plan

Between 2 and 10 acres \$200.00 per plan

Between 10 and 25 acres \$300.00 per plan

Over 25 acres \$400.00 per plan

### Revisions Review:

First & Second Revisions No Charge

Each Revision Thereafter \$50.00 per revision

Pyrotechnics Plan Review Fee \$100.00 per event

## Other Fees

Public Exhibition of Pyrotechnics \$100.00 per event

Environmental Site Assessment Research (one hour minimum) \$25.00 per hour

After Hours Inspection-Special Request (two hour minimum) \$35.00 per hour

Mass Gathering / Assembly Permit Review \$25.00 per permit

## **Fire Inspection Fees**

Foster Home \$60.00 per inspection

Day Care \$60.00 per inspection

Therapeutic, & Group Home Inspection \$60.00 per inspection

ABC Inspection \$60.00 per inspection

All Other Inspections:

Initial Inspection No Charge

RE-inspection \$75.00 per inspection

Additional inspection 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 "Re-inspections." For each such "Re-inspection", the following fee schedule shall apply for each offense. This shall apply to all Inspections unless otherwise noted.

## **Civil Penalties and Fines by Violation**

### **Open Burning Violation (Violation of Air Quality or Burn Ban):**

Residential:

First Offence Written Notice

Second Offence \$50.00 per offence

Third Offence \$100.00 per offence

Commercial:

First Offence Written Notice

Second Offence \$250.00 per offence

Third Offence \$500.00 per offence

Chapter 10 Fire Code Violation

May be issued without notice after 75 days and three written notices. \$250.00 per day

May be issued at first offence for overcrowding.

### **Locked Exit / Exit Obstruction:**

May be used without notice.

First Offence \$500.00 per offence

Second Offence \$1,000.00 per offence

### **Fire Detection / Protection:**

First Offence \$250.00 per offence

Recurring Violations \$500.00 per day