

# Building Construction Fee Schedule

2010-2011

*www.sanfordnc.net*

**CITY OF SANFORD / LEE COUNTY / TOWN OF BROADWAY**  
*North Carolina*  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
*Inspections Division*  
**Construction Permit Fee Schedule**

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**BUILDING PERMIT FEES  
RESIDENTIAL**

<b>RESIDENTIAL (New)</b>	<b>Includes all Single Family Dwellings, Duplexes, and Townhouses.</b>
Building Permit Fee:	Square Footage up to 1500 sq.ft.: \$190 Basic Fee.
	Square Footage over 1500 sq.ft.: Multiply by \$0.15 + \$190.00 (Basic Fee)
	North Carolina Licensed General Contractors add \$10.00 Homeowner Recovery Fund. (G.S. § 87-15.6).

<b>RESIDENTIAL (Modular Homes)</b>	<p>Additional permits shall be obtained for porches, basements, garages and additional structural alterations to the modular home in accordance with the appropriate fee schedule. Please be aware that separate permits are required for electrical, mechanical and plumbing.</p> <p>In accordance with G.S. § 87-1 and F.S. § 143-139.1: any person, firm or corporation that undertakes to erect a modular building must have either a valid NC General Contractors License or provide a \$5,000 Surety Bond.</p>
Building Permit Fee:	1500 sq.ft. or Less - \$100.00
	1501 – 2000 sq. ft. - \$130.00
	2001 sq.ft. and Up - \$160.00

<b>MANUFACTURED HOMES</b>	<b>Manufactured Home Setup Fee only. Refer to Electrical, Plumbing and Plumbing Fee Schedule for other permits.</b>
Single-Wide	\$30.00 each
Double-Wide	\$45.00 each
Triple-Wide	\$60.00 each

<b>OTHER RESIDENTIAL CONSTRUCTION</b>	<b>Includes all Residential Additions.</b>
Building Permit Fee:	<p>Square Footage shall be used to calculate building permit fees.          Estimated Cost of Construction is determined at \$65/sq.ft. for Heated Space, \$30/sq.ft. for Unheated Space and \$15/sq.ft. for Unheated Porches, Shelters or Decks.          Building permit fee shall be calculated by: \$2.50 per \$1,000 of Estimated Cost of Construction (from calculation above).          Minimum Building Permit Fee is \$40.00.</p>

<b>OTHER RESIDENTIAL CONSTRUCTION</b>	<b>Includes all Residential Renovations, Repairs, and Other Residential Construction not listed elsewhere.</b>
Building Permit Fee:	<p>Permit Fee is Calculated based on Applicants Estimated Cost of Construction. (Bid, quote, or estimate must be provided with permit application).          Building permit fee shall be calculated by: \$2.50 per \$1,000 of Applicants Estimated Cost of Construction.          Minimum Building Permit Fee is \$40.00.</p>

**BUILDING PERMIT FEES  
COMMERCIAL**

<b>COMMERCIAL (New)</b>	<b>50,000 Square Feet and Less.</b>																						
Building Permit Fee:	Estimated Cost of Construction shall be determined by multiplying the total gross building square footage by the cost per square foot for Type of Occupancy listed below;  Permit Fee = Estimated Cost of Construction (from above) divided by \$1,000, multiplied by \$2																						
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<b>COMMERCIAL (New)</b>	<b>50,000 Square Feet and More.</b>																						
Building Permit Fee:	Estimated Cost of Construction shall be determined by:  1. Multiplying the first 50,000 square feet of the total building gross square footage by the cost per square foot for Type of Occupancy listed below.  2. Multiplying the square footage in excess of 50,000 square feet by the cost per square foot for Type of Occupancy listed below and add to figure from above.  Permit Fee = Estimated Cost of Construction (from 1 above), divided by \$1,000, multiplied by \$2 <i>Plus</i> Estimated Cost of Construction (from 2 above), divided by \$1,000, multiplied by \$1.																						
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**BUILDING PERMIT FEES  
COMMERCIAL (continued)**

<b>COMMERCIAL (New)</b>	<b>Modular Units.</b>																						
Building Permit Fee:	Estimated Cost of Construction shall be determined by multiplying the total gross building square footage by the cost per square foot for Type of Occupancy listed below;  Permit Fee = Estimated Cost of Construction (from above) divided by \$1,000, multiplied by \$2																						
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<b>OTHER COMMERCIAL CONSTRUCTION</b>	<b>Includes all Commercial Renovations, Repairs, and Other Commercial Construction not listed elsewhere.</b>
Building Permit Fee:	Permit Fee is Calculated based on Applicants Estimated Cost of Construction. (Bid, quote, or estimate must be provided with permit application). Building permit fee shall be calculated by: \$2.00 per \$1,000 of Applicants Estimated Cost of Construction. Minimum Building Permit Fee is \$40.00.

**BUILDING PERMIT FEES  
MISCELLANEOUS**

<b>MISCELLANEOUS BUILDING PERMITS</b>	
Items not shown elsewhere in Fee Schedule.	Minimum Fee. Items not shown. \$40.00
Change of Occupancy Permit	\$40.00 each
Daycare Permit	\$50.00 each
Demolition Permit	\$65.00 Permit Fee plus Post \$500 Bond (Cash, Certified Check or Money Order per permit).
Footing/Foundation Permit	\$40.00 each
Malt Beverage License Inspection	\$40.00 each
Moving Building Permit	\$65.00 Permit Fee plus Post \$500 Bond (Cash, Certified Check or Money Order per permit).
Swimming Pool (For Setbacks Only)	\$40.00 each
Tent Permit	\$40.00 each
Outdoor Advertising Sign (For Lee County Only)	\$65.00 each
Other Signs	\$40.00 each

## ELECTRICAL PERMIT FEES

RESIDENTIAL	
<b>RESIDENTIAL (New):</b>	
Basic Fee \$100.00 (up to 200 Amps)	
Basic Fee <i>plus</i> \$15.00 per each 100 Amps over 200 Amps	
<b>RESIDENTIAL (Renovations) (Maximum Fee \$100.00):</b>	
Basic Fee \$40.00 <i>plus</i> any of the following that apply:	
\$4.00 per Special Outlet (Dryer/Electric Stove/Etc)	
\$20.00 per subpanel	
<b>RESIDENTIAL (Room Additions) (Maximum Fee \$100.00):</b>	
Basic Fee \$40.00	
<i>plus</i> Room Additions - \$30.00 per Room Addition.	
<i>plus</i> \$4.00 per Special Outlet (Dryer/Electric Stove/Etc).	
<i>plus</i> \$20.00 per subpanel.	
<b>MANUFACTURED HOME</b>	Basic Fee \$35.00 each
<b>MODULAR HOMES</b>	\$50.00 each
COMMERCIAL	
0-200 Amps	\$85.00 <i>plus</i> \$4.00 per Special Outlet, <i>plus</i> \$30.00 per subpanel
201-400 Amps	\$100.00 <i>plus</i> \$4.00 per Special Outlet, <i>plus</i> \$30.00 per subpanel
401-600 Amps	\$110.00 <i>plus</i> \$4.00 per Special Outlet, <i>plus</i> \$30.00 per subpanel
601-800 Amps	\$125.00 <i>plus</i> \$4.00 per Special Outlet, <i>plus</i> \$30.00 per subpanel
801-1000 Amps	\$135.00 <i>plus</i> \$4.00 per Special Outlet, <i>plus</i> \$30.00 per subpanel
1001-2000 Amps	\$200.00 <i>plus</i> \$4.00 per Special Outlet, <i>plus</i> \$30.00 per subpanel
2001 & Up AMPS	\$260.00 <i>plus</i> \$4.00 per Special Outlet, <i>plus</i> \$30.00 per subpanel
<b>*Special Outlets – 30 Amp/240 Volt or Greater*</b>	
MISCELLANEOUS ELECTRICAL PERMITS	
Items not shown elsewhere in Fee Schedule.	Minimum Fee. Items not shown. \$40.00
Conditional Power Fee	\$40.00
Fire Alarm	\$40.00
Electrical for Mechanical Change Outs	\$20.00
Power Restoration	\$40.00
Accessory Building	\$40.00
<b>Service Change (Up to 100 amps)</b>	\$40.00
<b>Service Change (125-200 Amps)</b>	\$50.00
Signs	\$40.00
Special Outlets	\$40.00 Minimum Fee <i>plus</i> \$4.00 each (Special Outlets – 30 Amp/240 Volt or Greater)
Swimming Pool Grounding	\$40.00
Temporary Power Pole	\$40.00

## MECHANICAL PERMIT FEES

### RESIDENTIAL

Items not shown elsewhere in Fee Schedule.	Minimum Fee. Items not shown. \$40.00
Gas Heating Unit w/ A/C Unit (2 Separate Units/1 System)	\$50.00 per system
Gas Pack	\$45.00 each
Heatpump	\$50.00 each
Single Air Conditioning Unit	\$40.00 each
Single Heating Unit (Gas Furnace, Electric Heat, Etc.)	\$40.00 each
Gas Accessories. (Gas Logs, Fireplace, Dryer, Range, Grill, Space Heater, Lights, Woodburning Inserts, Etc.)	\$30.00 each
Gas Piping/Pressure Test	\$20.00 / 1 <sup>st</sup> Unit \$6.50 per additional unit
Air Handler or Outdoor Condenser - Change Outs (not heat pumps)	\$40.00 each unit
Ductwork Additions	\$40.00 Basic Fee

### COMMERCIAL

<b>Basic Fee</b>	<b>*\$40.00 plus any of the following that apply:</b>
Boilers	*(Up to 15 tons) \$8.00 per ton (16 tons and up) Total above <i>plus</i> \$2.50 per ton thereafter
Chillers:	*(Up to 15 tons) \$8.00 per ton (16 tons and up) Total above <i>plus</i> \$2.50 per ton thereafter
Gas Pack:	*(Up to 15 tons) \$8.00 per ton (16 tons and up) Total above <i>plus</i> \$2.50 per ton thereafter
Heat Pump:	*(Up to 15 tons) \$8.00 per ton (16 tons and up) Total above <i>plus</i> \$2.50 per ton thereafter
Refrigeration:	*(Up to 15 tons) \$8.00 per ton (16 tons and up) Total above <i>plus</i> \$2.50 per ton thereafter
Gas Appliances	*\$2.50 per 10,000 BTU's
Gas Heating Unit	*\$2.50 per 10,000 BTU's
Gas Heating Unit w/ A/C Unit (2 Separate Units/1 System)	*\$2.50 per 10,000 BTU's
Gas Piping/Pressure Test	*\$20.00 / 1 <sup>st</sup> Unit \$6.50 Per Additional Unit
Air Handler or Outdoor Condenser - Change Outs (not heat pumps)	\$40.00 each unit
Ductwork Additions	\$40.00 Basic Fee
Canopy Hood ( <i>does not require licensed contractor</i> )	*\$40.00 each

(For calculation purposes:

- Horsepower to BTU: 1 HP = 33,475 BTU
- 12,000BTU = 1 Ton)

## PLUMBING PERMIT FEES

<b>RESIDENTIAL (New)</b>
Basic Fee \$40.00 plus \$20.00 for every Full Bath \$15.00 for every Half Bath
<b>RESIDENTIAL (Modular Homes)</b>
Basic Fee \$40.00 plus \$4.50 for water line \$4.50 for sewer line Unfinished Baths require a separate permit at the time of Fit Up.
<b>RESIDENTIAL (Manufactured Homes)</b>
Basic Fee \$30.00
<b>OTHER RESIDENTIAL CONSTRUCTION</b>
Basic Fee \$40.00 plus \$4.50 per fixture ( <i>see plumbing permit application</i> ).
<b>COMMERCIAL (New)</b>
Basic Fee \$40.00 plus \$4.50 per fixture ( <i>see plumbing permit application</i> ).
<b>COMMERCIAL (Modular)</b>
Basic Fee \$40.00 plus \$4.50 for water line \$4.50 for sewer line
<b>MISCELLANEOUS PLUMBING PERMITS</b>
Basic Fee \$40.00 plus \$4.50 per fixture ( <i>see plumbing permit application</i> ).

### FIRE PREVENTION PERMIT FEES

Items not shown elsewhere in Fee Schedule.	Minimum Fee. Items not shown. Basic Fee \$40.00
Fire Sprinkler System/Standpipe.	\$40.00 <i>plus any of the following that apply.</i>
	\$0.25 per Sprinkler Head
	\$30.00 per Sprinkler Riser
	\$30.00 per Standpipe Riser
	\$30.00 Alterations to Sprinkler Heads (Twenty or less).
Storage Tanks.	Above/Underground Removal \$65.00 1 <sup>st</sup> Tank, \$30.00 Each Additional Tank
	Above/Underground Installation \$65.00 1 <sup>st</sup> Tank, \$30.00 Each Additional Tank
Private School Fire Inspection.	\$50.00

### RECORD RESEARCH

Permit Activity Computer Printouts	\$100.00
Archives/History Research (Per Permit)	\$20.00 per hour.
Copies (per page)	\$0.35 per page

### TECHNOLOGY FEE

Fee applied to all permits to assist in recovering cost of permitting software system	\$10.00
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## SPECIAL NOTES

### 1. FAILURE TO SECURE PERMIT

Failure to obtain the appropriate permit before construction begins shall result in a 100% penalty (double fees).

Commencement of or proceeding with any work of which a permit is required by the State Building Code or any other state or local laws (shall include digging footings or moving manufactured homes on site).

(G.S. § 153A-357, G.S. § 160A-417; G.S. § 153A-354, G.S. § 160A-414; G.S. § 153A-352, G.S. § 160A-412).

### 2. ISSUANCE OF PERMITS

**Individual trades are responsible for purchasing their respective permits (no blanket permits are issued).**

**If a building permit is required for any job, the building permit must be issued prior to issuance of any trade permits.**

All approvals from other regulatory agencies (local, state, and federal) must be documented (i.e. zoning approval, erosion control, historic district, environmental health, etc.) before building permits will be issued. (G.S. § 153A-357, G.S. § 153A-363, G.S. § 160A-417, G.S. § 160A-423).

It is the contractor's responsibility to meet all requirements of license limitations when making application for permits. (G.S. § 87-14, G.S. § 87-21(e), G.S. § 87-43.1, G.S. § 87-58, G.S. § 153A-134, G.S. § 153A-357, G.S. § 160A-194, G.S. § 160A-417).

The Permit Coordinator will notify the applicant at which time the permit is prepared for issuance and the cost of the permit.

### BUILDING PERMITS

The North Carolina Building Code requires that a permit be issued for "The construction, reconstruction, alteration, repair, movement to another site, removal, or demolition of any building or structure;" Accessory Buildings with any dimension greater than twelve (12) feet are required to meet the provisions of the North Carolina Residential Code for One- and Two-Family Dwellings.

"No permit ... shall be required for any construction, installation, repair, replacement, or alteration costing Five Thousand Dollars (\$5,000) or less in any single family residence or farm building unless the work involves: the addition, repair, or replacement of load bearing structures;"

- Building permits will be issued to a properly licensed North Carolina General Contractor.

OR

- To the owner of the property on which the building is to be built and occupied by said owner for at least twelve (12) months following completion (no rental property). Volume I-A, G.S. 87-1.

OR

- To an individual when a general contractor's license is not required. The cost of the undertaking cannot exceed thirty thousand dollars (\$30,000).

Permits will be issued personally to the license holder of record only. A bonafide employee of the licensee will be allowed to obtain permits upon submittal of the "Authorization for Permit Application by Employee of Licensed Contractor Form".

General Contractors Licensing Limitations: If the estimated cost of construction from the fee schedule exceeds a contractor's license limitations a copy of the original bid, quote or estimate will be required prior to permit issuance.

## HOMEOWNER RECOVERY FUND:

Pursuant to 87-15.6 (b), whenever a general contractor applies for the issuance of a permit for the construction of any single-family residential dwelling unit or for the alteration of an existing single-family residential dwelling unit, a (\$10.00) fee shall be collected from the general contractor for each dwelling unit to be constructed or altered under the permit. The City of Sanford shall forward four dollars (\$9.00) of each fee collected to the Board of General Contractors, on a quarterly basis and the city may retain one dollar (\$1.00) of each fee collected. The Board shall deposit the fees received into the General Fund.

## ELECTRICAL PERMITS

Electrical permits are required for "The installation, extension, alteration, or general repair of any electrical wiring, devices, appliances, or equipment."

**Electrical permits are issued to a North Carolina property licensed North Carolina Electrical Contractor**  
**OR**

Property owners requesting to perform electrical work upon their own property when such property is not intended at the time for rent, lease, or sale will be required to take and pass an electrical exam prepared by this office. (G.S. § 87-43.1 Exceptions).

Permits will be issued personally to the license holder of record only. A bonafide employee of the licensee will be allowed to purchase permits upon submittal of the Authorization for Permit Application by Employee of Licensed Contractor Form.

### Temporary Service Poles

Temporary Service Poles Inspections are to be made in conjunction with the footing or foundation inspection (permit fee is waived with new building construction only). In order to erect a temporary pole prior to or after the footing or foundation inspection or for renovations or additions, an electrical permit for the temporary pole must be obtained (see fee schedule).

## MECHANICAL PERMITS

**Mechanical permits are required for "The installation, extension, alteration or general repair of any heating or cooling system;"**

- **Mechanical permits are issued to a properly licensed North Carolina Mechanical Contractor**  
**OR**
- To the owner of the building that occupies the building provided that the permit holder performs the work themselves (no rental property or commercial projects). Volume I-A, G.S. 87-21(a)(5)(ii).

NOTE: Mechanical change-outs and/or relocation of mechanical units require an electrical permit as described above.

Permits will be issued personally to the license holder of record only. A bona fide employee of the licensee will be allowed to purchase permits upon submittal of the Authorization for Permit Application by Employee of Licensed Contractor Form.

Grease Canopy Hoods do not require a licensed contractor.

## MANUFACTURED HOME PERMITS

A licensed Dealer or Setup Contractor must obtain Manufactured Home Permits. The owner is allowed to obtain a manufactured home permit only if they are actually setting up the home themselves.

Any manufactured home moved to the site prior to issuance of the necessary permits required will be removed from the site until such time that the proper permits are approved and issued.

Manufactured home plumbing permits are required for setup contractors who will complete the plumbing connections underneath the home only. A North Carolina licensed plumbing contractor will be required to obtain a separate permit to make utility connections (water/sewer).

### **MODULAR PERMITS**

**A building permit is required for modular homes.**

**In accordance with G.S. 87-1 and G.S. 143-139.1, any person, firm or corporation that undertakes to erect a modular building must have either a valid North Carolina General Contractors License or provide a five thousand dollar (\$5,000) surety bond for each modular building to be erected.**

**The permit fee is for the modular setup (footing, foundation, and final). Additional building permits shall be obtained for porches, basements, garages, and additional structural alterations to the modular unit in accordance with the permit fee schedule. A separate permit is required for electrical, mechanical and plumbing permits.**

**NO TEMPORARY SERVICE WILL BE AUTHORIZED FOR ANY MODULAR CONSTRUCTION.**

### **PLUMBING PERMITS**

**Plumbing permits are required for "The installation, extension, alteration or general repair of any plumbing system;"**

- **Plumbing permits are issued to a properly licensed North Carolina Plumbing Contractor**
- **OR**
- **To the owner of the building that occupies the building provided that the permit holder performs the work themselves (no rental property or commercial projects). G.S. 87-21(a)(5)(ii).**

**Permits will be issued personally to the license holder of record only. A bona fide employee of the licensee will be allowed to purchase permits upon submittal of the "Authorization for Permit Application by Employee of Licensed Contractor Form".**

**Manufactured home plumbing permits are required for setup contractors who will complete the plumbing connections underneath the home only. A North Carolina licensed plumbing contractor will be required to obtain a separate permit to make utility connections (water/sewer).**

## **RENTAL PROPERTY**

Electrical, Mechanical and Plumbing Permits will not be issued to the owners of rental property.

- **Rental Property – Building Permits**

Building Permits will be issued to the owner or an unlicensed General Contractor where the cost of the undertaking is less than \$30,000. Projects valued at \$30,000 or more require that the permit be issued to a North Carolina Licensed General Contractor only. (G.S. § 87-1).

- **Rental Property – Electrical Permits**

Electrical Permits will be issued to North Carolina Licensed Electrical Contractors only. (G.S. § 87-43.1 (5a) ).

- **Rental Property – Mechanical Permits**

Mechanical Permits will be issued to North Carolina Licensed Mechanical Contractors only. (G.S. § 87-21 (a)(5)(ii) ).

- **Rental Property – Plumbing Permits**

Plumbing Permits will be issued to North Carolina Licensed Plumbing Contractors only. (G.S. § 87-21 (a)(5)(ii)).

### **RENEWING EXPIRED PERMITS:**

If any permit expires or is revoked, or if any other permit issued by the inspection department becomes invalid because of no activity, the applicant must apply for a new permit to be issued and pay the appropriate fees.

In order for the requirement that additional fees be paid for re-issuance of an expired permit be waived, the owner/contractor must show proof of work being performed on the job (i.e., valid receipts for labor, materials etc., during the period in which no inspections were performed.) (G.S. § 153A-354, G.S. § 160A-414).

### **PERMIT REFUNDS**

Permit fees are non-refundable, unless no work has been performed and no inspections have been made. (G.S. § 153A-354, G.S. § 160A-414).

### **POSTING BONDS**

Bonds are required to be posted for moving permits and demolition permits for the City of Sanford. Bonds may be posted in the form of cash, certified check or money order, at the time that a Demolition or Moving Permit is issued. Bonds are non-transferable.

### **3. POSTING OF PERMIT CARDS:**

Permit cards must be posted and building plans must be available at all times at the jobsite, or the inspection will not be performed and a \$50 re-inspection fee will be charged.

## FEE SCHEDULE, PLANNING & DEVELOPMENT

### City Planning Board

Petition for Zoning Text Amendment	\$150
Petition for Zoning Map Amendment	\$200
Petition for Conditional Zoning Map Amendment	\$300

### City Board of Adjustment

Variance Application	\$200
Special Use Application	\$200
Appeals	\$200

### Ordinances

Unified Development Ordinance	\$40
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### Site Plan Review

\$50.00 for the first 10,000 sq. ft. or thirty (30) dwelling units, plus \$2.00 for every additional 1,000 sq. ft. or dwelling unit.

### Subdivision Plats

Preliminary Plat (Major Subdivision)	\$100 plus \$2.00 per lot/dwelling unit
Final Plat (Major Subdivision)	No Charge
Minor Subdivision Plat	\$50.00

### Annexations and Street Closings

For annexation and street closing petitions, property owners are responsible for costs associated with advertising, recording fees, and required mail notifications. The property owners, or their agent, for newly petitioned annexed areas shall be responsible for paying the rezoning fee, as set forth in this schedule, to assign zoning to the annexed area.