

Building Inspections Fee Schedule:	<u>FY 16-17</u>
Building Permit Fee Schedule	
Gaston County will Calculate construction valuation for the following : one and two family dwellings , All commercial buildings, and North Carolina labeled modular homes using the Current year ICC Valuations Tables published in February of each year.	
Valuation of Work	
\$1 to \$5,000	\$ 50 Minimum Fee
\$5001 to \$50,000	\$50 plus \$6.00 per \$1,000 valuation or any part thereof over \$5,000
\$50,001 to \$100,000	\$ 320 plus \$5.00 per \$1,000 valuation or any part thereof over \$50,000.
\$100,000 to \$250,000	\$ 570.00 plus \$4.50 per \$1,000 or any part thereof over \$100,000
\$250,001 to \$500,000	\$ 1,245.00 plus \$4.00 per \$1000 or any part thereof over \$250,000
\$500,001 to \$1,000,000	\$ 2,245.00 plus \$3.50 per \$1000 or any part thereof over \$500,000
\$1,000,001 to \$10,000,000	\$ 3,995.00, plus \$2.50 per \$1,000 or any part thereof over \$1,000,000
\$10,000,001 and above	\$26,495.00 plus \$1.50 per \$1000 or any part thereof over \$10,000,000
Valuation of Work determined by the Valuation Tables per square foot cost set forth in the current year (February) edition published by the International Code Council (ICC). Or the Stated Contract price, Whichever is greater.	
*for residential construction the following items : unheated space , garages , porches and decks will use the per square foot cost listed in the under the "U/utility/Miscellaneous column to calculate the constructions value associated with those areas.	
Manufactured Home Permits	
Single Wide HUD Labeled Manufactured Home	\$360.00
Double Wide/ Triple Wide HUD Labeled Manufactured Home	\$480.00
Additions and remodels. Permit fee will be based on a per trip fee and the scope of work.	\$60.00 per inspection

Demolition Permits	
Residential Demolition Permit	\$60.00
Commercial Demolition Permit	\$60.00
Signs	
-	Sign permits based on project cost.
Moved Houses	
Includes new foundation and basic utility reconnections. (9 inspection trips included)	\$540.00
Any remodeling or additions will need to be permitted separately	
Day Care License Inspection	
Includes Day Care licensing inspections only. Any remodeling would be extra.	\$120.00
Certificate of Occupancy	
For Existing buildings with no active building permit. One (1) inspection trip by electrical/mechanical inspector and one (1) inspection trip by building/plumbing inspector included in fee. Additional trips charged as re-inspection fee per fee schedule.	\$120.00
Certificate of Occupancy included with building permit.	
ABC Permit	
For Existing buildings with no active building permit. One (1) inspection trip by electrical/mechanical inspector and one (1) inspection trip by building/plumbing inspector included in fee, additional trips charged as re-inspection fee per fee schedule.	\$120.00
Swimming Pools	
Above ground swimming pool - includes one trip	\$120.00
In ground Swimming Pool - Includes three trips	\$380.00
Electrical Permit Fee	
	\$60.00

Mechanical Permit Fee	\$60.00
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Plumbing Permit Fee	\$60.00
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Reinspection Fee	
For Residential and Commercial Building permits fee will be charged per inspection after previous failures on the same inspection type. Permits with listed inspections trips , fee will be charged once trip total exceeds listed amounts.	\$60.00
Not Ready for inspection Fee	\$100.00
Starting Work Without Permit	Double Fee
Whenever work is started without a permit	
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On Time Inspections	
After Hour Fees (Monday through Friday)	
Before or after normal work hours, must be scheduled and approved ahead of time.	\$120.00
Guaranteed Inspection Times (during normal business hours 8am - 5pm Monday through Friday)	\$100.00
Weekend Inspections (Saturday and Sunday)	
Based on availability and must be approved ahead of time.	\$240.00
Holiday Inspection (inspection scheduled on Holiday observed by Gaston County)	\$480.00
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Expired Permits Renewal Fee	-
If renewed within 6 months of expiration.	
Maximum of one (1) renewals per permit.	10%of current fees, \$75.00 min.
Commercial Plan Review fee	15% of Permit Fee for 1st Review.
Commercial plan re-review for bldg. 2500 sqft or smaller	\$75.00

Commercial plan re-review for bldg. over 2500 sqft	\$150.00
Electronic Plan Review Fee (Blue Beam)	\$100.00
Refunds	
Active Residential Permits will be refunded provided all original paperwork is returned to Gaston County, minus a 10% administrative fee or \$75, whichever is higher.	
Commercial permit refunds will also be charged the plan review fee in addition to the administrative fee.	
An additional fee of \$60.00 will also be charged for each inspection that has already occurred on the permit.	\$50 per inspection to \$60.00 per inspection that has already occurred
Returned check fee	\$25.00