

City of Asheville  
Building Permit Fees  
July 1, 2012 – June 30, 2013

**SINGLE FAMILY / DUPLEX / TOWNHOUSES:**

**I. SINGLE FAMILY NEW CONSTRUCTION, ADDITIONS, RENOVATIONS, and REMODELS (EACH UNIT)\*\* Fees includes plan review and all inspection trades if required PER UNIT. All fees are subject to an additional 4% technology fee.**

Up to 1500 square foot	\$ 475.00
1501 sq. ft. and above	\$ 475.00 plus \$0.30 per sq.ft. over 1500
Re-roof residential unit	\$ 75.00
Amendment to Plans after permit issued	\$ 75.00

**II. DECKS, SITE BUILT STORAGE BUILDINGS, CARPORTS, AND GARAGES - DETACHED OR ATTACHED – Fees includes plan review and building inspections; for other trades add \$75 per trade.**

Decks & Site Built Storage Buildings less than 500 Square ft	\$75.00
All Carports & Garages Attached or Detached; Decks & Storage Buildings more than 500 sq.ft.	\$150.00 plus \$ .30 per square ft. over 500 sq.ft.

**III. MODULAR BUILDING (N.C. SEAL), OR DWELLING MOVED ONTO SITE - Additional work (attached decks, garages, porches, finishing of bonus rooms, etc.) completed by the contractor is included in the above fee. However, this work must be shown on the plans and included in the scope of work on the permit: Additional permit(s) is required if the contractor is constructing the above items and not on plans. (All fees are subject to an additional 4% technology fee.)**

One Story	\$200.00
Greater than One Story	\$300.00

**IV. MANUFACTURED HOME (HUD Approved) - (All fees are subject to an additional 4% technology fee.)**

Single-wide and multi-section units	\$ 150.00 (includes Building, Electrical & Plumbing permits/inspections)
Relocated/Used Single-wide and multi-section units	\$200.00 (includes Building, Electrical & Plumbing permits/inspections)
Heat Pump or A/C Installation	\$ 75.00 additional fee (includes Electrical & Mechanical permits/Inspections)

**V. HOME OWNER RECOVERY FUND -**

NC General Statute 87-1	\$10.00 per building permit
-------------------------	-----------------------------

City of Asheville  
Building Permit Fees  
July 1, 2012 – June 30, 2013

**VI. SUSTAINABLE AND RESIDENTIAL FEE REBATES** - (Regular fees are paid in full. Rebated issued upon completion, CO issued, and with certification or rating submitted.)

Healthy Built Home Certification	\$100.00
Energy Star Rating	\$100.00
Geo Thermal installation	\$ 50.00
Solar Panel installation	\$ 50.00
Wind Generator installation	\$ 50.00
Storm (Grey) Water Collection Device for reuse in yard sprinkler etc.	\$ 50.00
Residential Unit(s) 100% Accessible (type B beyond Code Requirements)	\$100.00 per unit
Senior Citizen Change-out Rebate	\$ 50.00 rebate for 65 year old or older homeowners for HVAC, water heater, etc. change outs upon supplying information.

**VII. AFFORDABLE HOUSING FEE WAIVERS {also applies to Engineering, Sewer (MSD), Water and Zoning Fees} Rebate of 50% (Regular fees are paid in full then rebated on completion and sale of project.)**

- A. **New Residential Homes for Sale** (single-family homes or condominiums): Must meet the State of North Carolina Building Code. Manufactured housing is only eligible if attached to a permanent foundation and titled as real property. Maximum Sale Price restrictions: 0 Bedroom \$115,000 (Studio or Efficiency Unit), 1 Bedroom \$125,000, 2 Bedrooms \$145,000, 3 Bedrooms \$160,000 and 4 bedrooms \$170,000. A copy of the settlement statement and appraisal must be provided with application.
- B. **New Residential Rental** (Single-family homes or multifamily development). To be eligible for fee rebates, units developed as rentals must be assisted by a local, state, or federal program requiring it to remain affordable for tenants below 80% of median income for a minimum of ten (10) years.
- C. **Rehabilitation:** Multi-family housing that is rehabilitated may be eligible if the project has 3 or more units that can be verified as meeting the 80% of Area Median Income requirements. Only Plan Review fees are rebated for these projects.

NOTE: Homes developed for personal use and occupancy are not eligible for rebates. All transactions must be arms length.

**NOTE:** See miscellaneous permits, fees, and inspections for other single family, duplex, and Townhouse fees that may be applicable.

City of Asheville  
 Building Permit Fees  
 July 1, 2012 – June 30, 2013

**COMMERCIAL FEES:**

**VIII. MULTI-FAMILY - APARTMENTS, AND CONDOS -** Permits and fees calculated per building. (All fees are subject to an additional 4% technology fee.)

Shell cost is based on IX Commercial Fees	ICC cost estimate is minimum per building
Each residential unit	\$350.00
Fire Department Fee	10% of Building Fees

**IX. COMMERCIAL (NON-RESIDENTIAL)** Includes Bed and Breakfast with over 5 guest rooms, Motels, Hotels, Mixed Use (commercial/residential), Communication Towers, Signs, etc. Fees are per trade and per building; **Minimum Fee is \$75.00**. All renovations shall be per trade and per building.

**Fee based on project cost per applicable trade (All fees are subject to an additional 4% technology fee.)**

Construction Cost shall be based on total contract cost (labor, materials, supervision, overhead, profit, architectural/engineering plans and specifications) or the most current International Code Council's (ICC) "Building Valuation Data", whichever is greater.

<u>Construction Cost</u>	<u>Fee</u>	<u>Construction Cost</u>	<u>Fee</u>
\$ 0 - \$ 5,000	\$ 75	\$200,001 - \$ 275,000	\$ 3,100
\$ 5,001 - \$ 10,000	\$ 100	\$275,001 - \$ 350,000	\$ 3,400
\$ 10,001 - \$ 15,000	\$ 150	\$350,001 - \$ 425,000	\$ 4,000
\$ 15,001 - \$ 25,000	\$ 325	\$425,001 - \$ 500,000	\$ 4,500
\$ 25,001 - \$ 50,000	\$ 800	\$500,001 - \$ 625,000	\$ 5,400
\$ 50,001 - \$ 75,000	\$1,000	\$625,001 - \$ 750,000	\$ 6,500
\$ 75,001 - \$100,000	\$1,500	\$750,001 - \$ 875,000	\$ 7,500
\$100,001 - \$150,000	\$1,800	\$875,001 - \$1,000,000	\$10,000
\$150,001 - \$200,000	\$2,400	> \$1,000,000	Add 0.15% (.0015) in \$500,000 increments
Industrial/Manufacturing Equipment	0.075% of equipment cost when attached to building (equipment cost is not calculated in building cost)		
Fire Fee	\$75.00, plus 10% of all other trade fees (Building, Electrical, Mechanical, and Plumbing) when those fees exceed \$100		
Fire Fee – ETJ	10% surcharge is added to any fire service fee		

City of Asheville  
 Building Permit Fees  
 July 1, 2012 – June 30, 2013

**X. PLAN REVIEW FEE - (All fees are subject to an additional 4% technology fee.)**

Plan review fees will be 50% of fee when project is affordable housing, building is seeking LEED certification, project approved for economic development grant by City Council, an existing building redevelopment for manufacturing; or redevelopment of a Brownfield site.

<u>Construction Cost</u>	<u>Fee</u>	<u>Construction Cost</u>	<u>Fee</u>
\$ 0 - \$ 5,000	\$75.00	\$15,001 - \$ 25,000	\$150.00
\$ 5,001 - \$ 10,000	\$100.00	\$25,001 - \$ 50,000	\$175.00
\$ 10,001 - \$15,000	\$125.00	\$50,001 - \$100,000	\$200.00
\$ 100,001 - \$1,000,000		0.2% (.002) of the total construction costs	
\$1,000,001 - \$5,000,000		\$2,000 plus 0.1% (.001) of all costs above \$1,000,000	
> \$5,000,000		\$6,000 plus 0.05% (.0005) of all costs above \$5,000,000	
Expedite Service Fee		\$100.00 per hour per staff member with a minimum of \$200.00	
Phased design/build projects (foundation, shell, etc.) with plans that are complete		Fees shall be for the phase being submitted plus 10% of the fee for the estimated total project cost	
After 3 <sup>rd</sup> submittal for same technical reason(s) identified in earlier submittals		Level I \$135.00 Level II \$150.00 Level III \$225.00	
Amendment to Plans after permit issued		\$75.00 per hour per trade plus change in construction cost per fee schedule	

**XI. WORKING WITHOUT A PERMIT - (per trade, includes proceeding beyond plans approved.**

First Offense	\$100.00 (Homeowner is \$50.00 if paid within 5 working days)
Second Offense	\$200.00
Third or Subsequent Offenses	\$300.00 (letter will be sent to the appropriate licensing board)

**XII. APPROVED PERMIT(S) AND PLANS ON SITE -**

Failure to post permit	\$ 75.00
Failure to have approved plans on site	\$135.00
Re-stamp of additional or lost "approved plans"	\$ 75.00

**XIII. RE-INSPECTIONS - (Commercial and Residential)**

One free re-inspection per trade	
Second and subsequent re-inspections	Paid before next inspection:
	Level I - \$100.00
	Level II - \$150.00
	Level III - \$200.00

City of Asheville  
 Building Permit Fees  
 July 1, 2012 – June 30, 2013

**XIV. MISCELLANEOUS, OTHER PERMITS, INSPECTION FEES - (All fees are subject to an additional 4% technology fee.)**

Minimum Permit Fee if not listed	\$ 75.00
Combination Change-out Permit	\$100.00 (water heater, HVAC, etc.)
Temporary Saw Service (pole)	\$ 75.00 (requested prior to bldg permit)
Demolition Permit – Commercial (Includes no trade permits)	\$ 75.00 - Interior \$150.00 – Building
Demolition Permit – Residential	\$ 75.00
Retaining Walls – Residential	\$ 75.00 (attached or adjacent to bldg)
Retaining Walls – Commercial	Based on construction cost
Renewal of expiring permit	\$ 75.00
Change of Contractor	\$ 75.00
Housing Authority Permits by contractor	Based on construction cost
Annual Maintenance Permit	\$100.00 plus ½ of the estimated commercial permit fee per trade. Expires December 31 <sup>st</sup> of each year
Temporary Certificate of Occupancy or Temporary Utilities (TCO/TCU)	\$200.00
TCO/TCU	\$100.00 renewal when prior to expiration
Tents (in same location)	1 – 10 tents \$75.00 per trade 11 or more tents \$125 per trade
Multi-events on Private Property within 6 months	\$50.00 each event after initial event and all conditions remain the same when all events are included in original application
Events on Private Property amendment	\$75.00
Foster Home Inspections	\$25.00
School Inspections (same visit)	\$100.00 for first building \$ 75.00 for each additional visit
Electrical Homeowners Exam	\$ 75.00
Electrical Journeyman Exam (per person)	\$ 50.00 \$100.00 Special Scheduled Exam \$ 30.00 Renewals (3 years)
Handicap Parking Sign Violation	\$250.00 (30-days from written notice)

**XV. STREET NAMING - (All fees are subject to an additional 4% technology fee.)**

1 – 5 addresses changed	\$100.00
6 – 15 addresses changed	\$200.00
16 – 25 addresses changed	\$350.00
26 – 50 addresses changed	\$500.00
>50 addresses changed	\$750.00
New building address creation	\$ 25.00
New subdivision address creation	\$250.00 plus \$5.00 per address

City of Asheville  
Building Permit Fees  
July 1, 2012 – June 30, 2013

**XVI. REFUNDS AND DELINQUENT ACCOUNTS - (Technology fee is non-refundable.)**

Minimum charge for permit processing	\$75.00
Permits processed with no inspections or plan review	90% of permit fee minus minimum charge \$75.00
Plans reviewed with no inspections	75% of permit fee minus minimum charge \$75.00
6 months or more after permit issued or plans reviewed	No refund
Returned checks or bank cards for non-sufficient funds	All services stop until account is current. Subsequent delinquency results in cash for services.