

**Gaston County Building Services  
FY 2019-20 Fee Schedule**

	Description/Details for Fees	Fee Amounts
<b>Zoning</b>		
<b>Commercial Zoning Site Plan Review</b>		
Projects less than \$100,000		\$ 450.00
Resubmit 1		\$ 50.00
Resubmit 2		\$ 100.00
Resubmit 3 +		\$150.00
Projects greater than \$100,000		\$550.00 <b>PLUS</b> \$75.00 per acre
Resubmit 1		\$ 50.00
Resubmit 2		\$100.00
Resubmit 3 +		\$150.00
<b>Zoning Verification Letter</b>		
		\$25.00
<b>Zoning Permits</b>		
Single Family Residence		\$150.00
Multifamily Residence		\$150.00
Non Residential		\$150.00
Change In Use		\$150.00
Residential Accessory Structures		\$150.00
Sign(s)		\$150.00
Manufactured Home Park Space		\$150.00
Temporary Use Permits		\$150.00
<b>Conditional Use Permits</b>		
Residential		\$565.00
Additional per Unit		\$50.00
Non-residential		\$565.00
Additional per Acre		\$40.00
<b>Nuisance Abatement Program</b>		
*Nuisance Abatement Charge	<b>OR bid as necessary PLUS \$200 admin. Fee</b>	\$350.00
*Note: Break-out of \$350 fee is as follows: \$150 per grass cut plus \$200 for administrative fee		
<b>Board of Adjustments</b>		
Variances/Special Exceptions		\$565.00
Appeals		\$150.00

## Building Inspections

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	Minimum Fee	\$60.00
\$5001 to \$50,000	Plus \$6.00 per \$1,000 valuation or any part there of over \$5,000	\$60.00
\$50,001 to \$100,000	Plus \$5.00 per \$1,000 valuation or any part thereof over \$50,000	\$320.00
\$100,000 to \$250,000	Plus \$4.50 per \$1,000 or any part thereof over \$100,000	\$570.00
\$250,001 to \$500,000	Plus \$4.00 per \$1000 or any part thereof over \$250,000	\$1,245.00
\$500,001 to \$1,000,000	Plus \$3.50 per \$1000 or any part thereof over \$500,000	\$2,245.00
\$1,000,001 to \$10,000,000	Plus \$2.50 per \$1,000 or any part thereof over \$1,000,000	\$3,995.00
\$10,000,001 and above	Plus \$1.50 per \$1000 or any part thereof over \$10,000,000	\$26,495.00
Valuation of Work is determined by the Valuation Tables per square foot cost set forth in the current year (February) edition published by the International Code Council (ICC), <b>OR</b> the stated contract price, <b>whichever is greater.</b>		
<i>*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 B to calculate the construction value associated with those areas.</i>		
<b>**Minimum permit fee for new residential homes \$660.00 or calculated price based off valuations given on application.</b>		

Manufactured Home Permits		
Single Wide HUD Labeled Manufactured Home		\$360.00
Double Wide/ Triple Wide HUD Labeled Manufactured Home		\$480.00

<b>Additions and Remodels:</b> permit fee will be based on a per trip fee and the scope of work.	per inspection	\$60.00
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Demolition Permits		
Residential Demolition Permit		\$60.00
Commercial Demolition Permit		\$60.00

<b>Signs</b>	permit based on project cost or minimum permit fee, whichever is greater	\$60.00
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Moved Houses		
Includes new foundation and basic utility reconnections. (9 inspection trips included)		\$540.00
<i>Any remodeling or additions will need to be permitted separately; see remodel fees above</i>		

Day Care License Inspection		
Includes Day Care licensing inspections only. <i>Any remodelling would be extra.</i>		\$180.00

<b>Certificate of Occupancy</b>		
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 (1) inspection trip by Fire Inspector included in fee. <i>Additional trips charged as re-inspection fee per fee schedule.</i>		\$180.00
<i>Certificate of Occupancy included with building permit.</i>		

<b>ABC Permit</b>		
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 (1) inspection trip by Fire Inspector included in fee. Additional trips changed as re-inspection		\$180.00

<b>Re-inspection Fee</b>		
Residential and Commercial Building re-inspection fee will be charged per inspection after previous failures of the <b>same inspection type</b> . Permits with listed re-inspections trips, fees will be charged once re-inspection trip total exceeds listed amounts.		\$60.00
Re-inspection #2		\$120.00
re-inspection #3+		\$180.00

<b>Not Ready for Inspection Fee</b>		\$200.00
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<b>Work Without Permit</b>	Whenever work is started without a permit	double permit fee
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<b>On-Time Inspections</b>		
Before or after normal work hours, must be scheduled and approved ahead of time.		\$180.00
Guaranteed Inspection Times (during normal business hours 8am - 5pm Monday through Friday )		\$120.00
<i>*Note: Scheduled (on-time) inspections must be pre-approved by supervisor and only when staffing levels allow.</i>		

<b>Weekend Inspections (Saturday and Sunday)</b>		
Based on availability and must be approved ahead of time.		\$360.00
Holiday Inspection (inspection scheduled on Holiday observed by Gaston County)	-	\$480.00
<i>*Note: Scheduled (on-time) inspections must be pre-approved by supervisor and only when staffing levels allow.</i>		

<b>Swimming Pools</b>		
Above ground swimming pool - includes one trip for building/plumbing and one trip for electrical inspector		\$120.00
Inground Swimming Pool - Includes three trips for building/plumbing and three inspections for electrical		\$360.00

<b>Building &amp; Fire Plan review</b>		
<b>Commercial</b>		
Plan Review fee		20% of permit fee for first review
1 <sup>st</sup> re-review for bldg 2500 sq ft or smaller		\$75.00
1 <sup>st</sup> re-review for bldg 2501 to 7500 sq ft		\$150.00
1 <sup>st</sup> re-review for bldg 7501 to 20,000 sqft		\$300.00
1 <sup>st</sup> re-review for bldg 20,001 to 60,000 sqft		\$450.00
1 <sup>st</sup> re-review for bldg 60,001 and larger		\$600.00
2 <sup>nd</sup> re-review for <b>all</b> square footage		Double 1st re-review fee
3 <sup>rd</sup> + re-review for <b>all</b> square footage		Triple 1st re-review fee
<b>Residential</b>		
Re-review fee (re-stamp) for lost plans		\$25.00
<b>Electronic Plan Review Fee</b>		\$100.00

<b>Refunds</b>
If work has not started <b>and</b> no inspections have been performed then customers may obtain a 100% refund.
If work has started <b>and</b> inspections have been performed, or if the permit has expired then no refund will be granted.

<b>Single Trade Permits</b>		
<b>Residential</b>		
Building/Electrical/Mechanical/Plumbing*		\$60.00
<b>Commercial</b>		
Building/Electrical/Mechanical/Plumbing/Fire Alarm/Sprinkler*	permit based on project cost or minimum permit fee, whichever is greater	\$60.00
<i>*These are single trip inspections</i>		

<b>Water Heater/HVAC Change-Out</b>		
		\$60.00
<i>*These are single trip inspections</i>		