

BUNCOMBE COUNTY PERMITS & INSPECTIONS
PERMIT FEES
(July 1, 2024)

BEFORE SUBMITTING FOR PERMIT, VERIFY IT IS THE CORRECT PERMIT TYPE, REFUNDS WILL NOT BE ISSUED FOR PERMITS OBTAINED IN ERROR, CALL BEFORE SUBMITTING IF YOU HAVE QUESTIONS

I. Residential Permit and Inspection Fees:

- a) New Single- Family Dwellings, Townhomes, Duplexes, Moved Homes, Sleeping Unit, Structures with Heated Space (attached garages, decks included if submitted with plans, electrical, plumbing, interior gas piping and mechanical included). Exterior gas piping not included
Permit fee is based on Heated Square footage

Up to 1,500 sq. ft.	\$500.00
1,501 sq. ft. and above	\$500.00 + .30/additional sq. ft. over 1,500 sq. ft

- b) Residential Additions and or Renovation. Any Structural work or work to exterior walls.
This permit type is for new heated square feet or renovation of existing heated square feet (decks included if submitted with plans, electrical, plumbing, interior gas piping and mechanical included).
Exterior gas piping not included.

*CERTIFICATE OF OCCUPANCY ISSUED AFTER ALL INSPECTIONS HAVE PASSED

Up to 500 square feet	\$325.00
501 to 1500 sq. ft.	\$500.00
1501 sq. ft. and above	\$500.00 + .30/additional sq ft. over 1,500 sq. ft

Fee is based on total heated square feet or work. ADDITION sq. ft. + RENOVATION sq. ft.

- c) Residential Renovations to existing heated square feet. MULTI-TRADE PERMIT
If the total job cost is under \$40,000.00 and your internal renovation doesn't alter the structure, outside walls or create additional rooms of your existing home, a single permit is available for all electrical, plumbing, interior gas piping and mechanical work associated with the renovation project. (electrical, interior gas piping, plumbing, mechanical)

THIS IS NOT A COMBO PERMIT, WHICH IS USED FOR APPLIANCE INSTALL OR REPLACEMENT

**CERTIFICATE OF COMPLIANCE ISSUED AFTER ALL INSPECTIONS HAVE PASSED

Flat fee for trade inspections only NO BUILDING INSPECTIONS	\$160.00
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- d) Manufactured Homes (HUD approved)
(electrical, plumbing and mechanical included)

Single-Wide Units	\$275.00
Multi-Sectional Units	\$350.00
Homes placed on full basements (Decks included if submitted at time of application and part of the approved plans)	\$100.00 additional fee

Manufactured Homes (HUD approved) located in R1, R2, BVD zoning
Multi-Sectional Units \$400.00
Homes placed on full basements \$100.00 additional-fee
(Decks included if submitted at time of application and part of the approved plans)

e)	Modular Homes (electrical, plumbing, interior gas piping, and mechanical included) Single Story Greater than One Story Attached Garage or Carport (if part of modular package) Attached Garage or Carport (built on site) (Decks included if submitted at time of application and part of the approved plans)	\$350.00 \$475.00 \$80.00 per trade reference f) or g)	
f)	Carport	\$100.00 + \$80.00 additional per trade	
g)	Garage Un-heated Attached/Detached	\$100.00 + \$80.00 additional per trade	if heated space see I a)
h)	Residential Un-heated Accessory Building, (Storage Building, Pump House, etc.)	\$100.00 + \$80.00 additional per trade	if heated space see I a)
i)	Residential Decks Covered or Screened-in	\$150.00 + \$80.00 additional per trade	
j)	Sunrooms	\$150.00 + \$80.00 additional per trade	
k)	Solar Panels (Attached to Structure or Ground Mounted)	\$150.00	
l)	Swimming Pools	\$150.00 + \$80.00 additional per trade	
m)	Structural Repair	\$150.00	
n)	1 to 2 Family Residential Electrical, Mechanical, & Plumbing Trade Permits (Combination permits are only used for the complete installation or replacement of any natural gas, propane gas, or electrical <u>appliance</u> on an existing structure)	\$80.00 per trade (Combo Permits \$80.00)	
o)	Retaining wall not part of foundation	\$150.00	
p)	Residential Re-roofing	\$80.00	
q)	Residential Permit Renewal	50% of Original Permit Fee (One Time Only – after issuance of permit with passed inspection)	
r)	Amendment to Approved Residential Plans	based on applicable fee + \$80.00 plan review fee	
s)	Amendment to Residential Application	\$40.00 after issuance of permit	
t)	Approval of plans without issuance of	\$150.00	
u)	Re-Inspection Fee 1 free re-inspection per trade (Excluding trade permits)	\$80.00 (must be paid before next inspection is requested)	
v)	Failure to post approved permit and/or plans on job site	\$150.00	
w)	Working without Permit	Double permit fees	
x)	Foundation Only Permit	\$200.00 + \$80.00 additional per trade	
y)	EXPEDITE SERVICE FEE (for special processing, or specific time inspections) (This service is based on staff availability)	\$100.00 hour/per staff member, with a minimum of \$200.00 (2 hours)	
z)	Homeowner Recovery Fund as per GS 87-1	\$10.00	
aa)	Demolition Permit (Residential & Commercial) (Contact Asheville-Buncombe Air Quality Agency)	(828) 250-6777	

- bb) Minimum Residential Inspection/Permit Fee (if not listed) \$80.00
- cc) Copies .25 per page

Residential trade permits for boiler replacement/repairs will be charged an additional fee of \$25.00 for Asheville-Buncombe Air Quality Agency Asbestos Removal/Site evaluation

II. Non-Residential/Commercial Permits and Inspections Fees:

a) *Fee based on Project Cost PER Applicable Trade

<u>\$ Cost</u>	<u>Fee</u>	<u>\$ Cost</u>	<u>Fee</u>
0-5000	\$100.00	275,001 – 350,000	\$3,400.00
5001 – 10,000	\$125.00	350,001 – 425,000	\$4,000.00
10,001 – 15,000	\$200.00	425,001 – 500,000	\$4,500.00
15,001 – 25,000	\$350.00	500,001 – 625,000	\$5,200.00
25,001 – 50,000	\$600.00	625,001 – 750,000	\$6,200.00
50,001 – 75,000	\$1,000.00	750,001 – 875,000	\$7,200.00
75,001 – 100,000	\$1,500.00	875,001 – 1,000,000	\$10,000.00
100,001 – 150,000	\$1,800.00	Cost over \$1,000,000	\$10,000.00 plus .15% (.0015)
150,000 – 200,000	\$2,400.00		of each million dollars or portion thereof.
200,001 – 275,000	\$3,000.00		

(Commercial Permits for Additions, Remodels, Repairs, Upfit, Change of Use and Boiler replacements/repairs will be charged an additional fee of \$50 for an Asheville-Buncombe Air Quality Agency Asbestos Removal Site Evaluation).

***Non-Residential Construction: Construction cost shall be based on contract cost or “ICC-Building Valuation Data”**

b) Plan Review Fee (based on construction cost):

<u>\$ Cost</u>	<u>Fee</u>	<u>\$ Cost</u>	<u>Fee</u>
\$0 - \$10,000	\$100.00	\$100,001 - \$250,000	\$300.00
\$10,001 - \$15,000	\$125.00	\$250,001 - \$500,000	\$500.00
\$15,001 - \$25,000	\$150.00	\$500,001 - \$1,000,000	\$750.00
\$25,001 - \$50,000	\$175.00	> \$1,000,000	\$1,500.00
\$50,001 - \$100,000	\$200.00		

- c) Multi-Family Dwelling (Apartments & Condominiums) \$350.00 per Residential Unit (in addition to II a), & b)
- d) Modular Office/Classroom \$400.00 per unit + II b)
- e) Non-Residential Renewal 50% of original permit fee (One Time Only) after issuance of permit with inspection (excluding review fee)
- f) Signs/Retaining walls Reference Sections II a) & b)
- g) Day Care Centers or ABC License Inspections Day Care or ABC License Inspections shall be charged a flat rate of \$100.00 per trade.
- h) EXPEDITE SERVICE FEE (for special processing, specific time inspections, at-risk meetings) (This service is based on staff availability) \$100.00 hour/per staff member, with a minimum of \$200.00 (2hours)
- i) Annual Maintenance Permits \$100.00 annual
- j) Foundation Only Permit \$200.00 in addition to II a) & b)

k)	Commercial trade permits	\$100.00 per trade (minimum)
l)	Working without Proper Permits	Double Permit Fee
m)	Amendment to Approved Commercial Plans	Per a) + b) (\$100.00 minimum review fee)
n)	Amendment to Commercial Application	\$40.00 after issuance of permit
o)	Copies	.25 per copy
p)	Minimum Commercial Inspection/Permit Fee (if not listed)	\$100.00

III. Temporary Certificate of Occupancy (TCO) & Temporary Utilities Fees:
(FEES WILL BE DOUBLED when not renewed prior to expiration date. Utilities to the building WILL BE Disconnected within 48 hours of the expiration of the TCO or Temp Utilities).

Commercial Permits:

Temporary Certificate of Occupancy & Temporary Utilities	\$300.00 (for first 30 days) \$150.00 (per 30-day increments) (renewal before expiration)
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Residential Permits:

Temporary Certificate of Occupancy & Temporary Utilities	\$100.00 (for first 30 days) \$75.00 (per 30-day increments) (renewal before expiration)
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IV. Refund Policy for Residential & Commercial Permits:

- A. Minimum charge for processing Residential Building permit refunds before issuance total fee minus \$80.00 administrative fee.
- B. \$40.00 administrative fee on residential Trade & Combination permits.
- C. Residential Building Permits with no inspections will be refunded minus an \$80.00 administrative fee and \$80.00 plan review fee. No refunds will be issued on Active Residential Building permits with inspections
- D. Homeowner Recovery Fund Fee (\$10) is non-refundable.
- E. Minimum charge for processing Commercial Building permit refund before issuance. Total fee minus plan review fee and \$100.00 administrative fee.
- F. Active Commercial Building Permits with no inspections will be refunded minus the plan review fee in addition to the \$100.00 administrative fee. No refunds will be issued on Active Commercial Buildings permits with inspections.
- G. \$100.00 Administrative fee on Commercial Trade & Combination permits
- H. No refunds will be issued six months or more after ANY permit is issued, without activation of permit. (Activation is defined as an inspection on the project within 6 months of permit issuance).
- H. Change of Building Contractor requires NEW permit and applicable fees per fee schedule
- I. NO REFUND WILL BE ISSUED ON PERMITS OBTAINED IN ERROR

***CERTIFICATE OF OCCUPANCY=THE SPACE CAN LEGALLY BE OCCUPIED**

****CERTIFICATE OF COMPLAINE=TECHNICAL CODES HAVE MET CODE COMPLIANCE**