

**BUNCOMBE COUNTY PERMITS & INSPECTIONS****PERMIT FEES****(Effective July 1, 2010)**

Building Permits includes fees for all trade permits (Building, Electrical, Mechanical & Plumbing); Building Permit fees shall be collected at the time of the permit application and plan submittal. For commercial plans submitted prior to the permit application reference Section II (b) for applicable review fees.

**I. Residential Permit and Inspection Fees:**

- a) New Single Family Dwellings, Townhomes, Duplexes & Garage Apartments ( unheated basements, crawl space, slab on grade and attached garages included).
- |                         |   |
|-------------------------|---|
| Up to 1,000 sq. ft.     | \$300.00  |
| 1,001 to 1,500 sq. ft.  | \$450.00  |
| 1,501 sq. ft. and above | \$450.00 + .30/additional sq. ft. over 1,500 heated sq. ft.<br>\$75.00 more for gas |
- b) Residential Additions  
Electrical, Plumbing and HVAC included:
- |                        |  |
|------------------------|--|
| 0 – 400 sq. ft.        | \$150.00   |
| 401 – 1200 sq. ft.     | \$150.00 + .30/ additional sq. ft. over<br>400 sq. ft. |
| 1201 sq. ft. and above | Refer above to (a)                                     |
- c) Residential Renovations, Remodels (no changes to exterior walls) includes all trades:
- |                       |  |
|-----------------------|--|
| 0 – 400 sq. ft.       | \$150.00   |
| 401 sq. ft. and above | \$150.00 + .20/additional sq. ft. over 400<br>\$75.00 more for gas |
- (Window & Siding Replacements will be charged an additional \$25 fee for a WNC Regional Air Quality Asbestos Removal Site Evaluation).
- d) Manufactured Homes (HUD approved)  
Electrical and Plumbing included:
- |                                |                         |
|--------------------------------|-------------------------|
| Single-Wide Units              | \$125.00                |
| Multi-Sectional Units          | \$200.00                |
| Heat Pump or A/C               | \$75.00 additional fee  |
| Homes placed on Full Basements | \$100.00 additional fee |
- e) Modular Homes  
Electrical, Plumbing and HVAC included:
- |                   |          |
|-------------------|----------|
| Single Story      | \$200.00 |
| 1 ½ Stories       | \$250.00 |
| 2 Stories or more | \$300.00 |
- |                            |                     |
|----------------------------|---------------------|
| Full Basement              | \$100.00 additional |
| Attached Garage or Carport | \$40.00 additional  |
- f) Residential Accessory Building (Detached/Attached  
Garage, Carport, Storage Building, Pump House)
- |                       |                              |
|-----------------------|------------------------------|
| 1-400 sq. ft.         | \$80.00 + \$75.00 per trade  |
| 401 sq. ft. and above | \$150.00 + \$75.00 per trade |
- g) Residential Re-roofing (structural repairs) \$50.00
- h) Residential Decks \$80.00 (plus \$75.00 per trade)  
Covered or Screened-in \$100.00
- i) Sun rooms \$125 + \$75.00 per trade
- j) 1 to 2 Family Residential Electrical, Mechanical & Plumbing Trade Permits \$75.00 per trade (Residential trade permits for boiler replacement/ repairs will be charged an additional \$25 fee for a WNC Regional Air Quality Asbestos Removal Site Evaluation)

- k) Moved House  
Electrical, Plumbing and HVAC included: 75.00 more for gas  
On basement or crawl space \$350.00
- l) Demolition Permit (Residential & Commercial) (828) 250-6777  
(Contact WNC Air Pollution Agency)
- m) Printout of Building and Mobile Home Permits \$10.00 per month  
or at [www.buncombecounty.org](http://www.buncombecounty.org)
- n) Homeowner Recovery Fund as per GS 87-1 \$10.00
- o) RE-INSPECTION \$75.00 (must be paid before next inspection  
1 free re-inspection per trade is requested).  
(excluding trade inspections)
- p) Failure to post approved permit and/or plans \$50.00  
on job site
- q) Residential Permit Renewal 50% of Original Permit Fee (One Time Only)

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

a) \*Fee Based on Project Cost Per Applicable Trade

0 – 5000	\$75.00	275,001 – 350,000	\$3,150.00
5,001 – 10,000	\$100.00	350,001 – 425,000	\$3,500.00
10,001 – 15,000	\$200.00	425,001 – 500,000	\$4,250.00
15,001 – 25,000	\$300.00	500,001 – 625,000	\$5,000.00
25,001 – 50,000	\$400.00	625,001 - 750,000	\$6,000.00
50,001 – 75,000	\$800.00	750,001 – 875,000	\$7,000.00
75,001 – 100,000	\$1,200.00	875,001 – 1,000,000	\$8,000.00
100,001 – 150,000	\$1,600.00	Cost over \$1,000,000 add .15% (.0015)	
150,001 – 200,000	\$2,200.00	of each added million dollars or portion	
200,001 – 275,000	\$2,800.00	thereof.	

**Minimum Permit Fee \$75.00 Per Trade (Commercial Permits for Additions, Remodels, Repairs/Upfits, Change of Use and Boiler replacements/repairs will be charged an additional fee of \$50 for a WNC Regional Air Quality 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 - \$5,000	\$75.00	\$50,001 - \$100,000	\$200.00
\$5,001 - \$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

- c) Multi-Family Dwelling  
Building Shell Cost is based on Section II Non-residential fees PLUS an additional cost of \$350.00 per unit  
Electrical, Plumbing and HVAC included: \$25.00/unit more for gas
- d) Modular Office/Classroom \$250.00
- e) Non-Residential Renewal 50% of original permit fee (One Time Only)
- f) Signs \$75.00 per trade plus review fee (Section II-b)
- g) Day Care Centers or ABC License Inspections Requested inspections for Day Care or ABC License Inspections of a routine nature of work or Structure not requiring a permit under Article III of this ordinance shall be charged at a flat rate of \$75.00 per trade.

- h) EXPEDITE SERVICE FEE (for special processing, and after normal hours service) \$75.00 hour/per staff member, with a minimum of \$150.00 (2hours) for weekends, or time not contiguous with normal work hours

**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	\$200.00 (for first 30 days)
& Temporary Utilities	\$100.00 (renewal before expiration)

Residential Permits:

Temporary Certificate of Occupancy	\$75.00 (for first 30 days)
& Temporary Utilities	\$50.00 (renewal before expiration)

**IV. Refunds for Residential & Commercial Permits:**

- A. Minimum charge for processing of permit refunds is a \$75.00 administrative fee
- B. Active Residential Permits with no inspections will be refunded provided all original paperwork is returned to the Permits & Inspections Department, minus a 10% administrative fee or \$75.00 (whichever is greater).
- C. Refunds for active Commercial Permits with no inspections will be charged the plan review fee in addition to the \$75.00 administrative fee.
- D. An additional fee of \$50.00 will also be charged for each inspection that has already occurred on both Residential and Commercial Permits.
- E. No refunds will be issued six months or more after the permit is issued or plans reviewed.

BUNCOMBE COUNTY PERMITS & INSPECTIONS DEPARTMENT  
 30 VALLEY STREET  
 ASHEVILLE, NC 28801

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