

Davidson County Inspection Department Permit Fees

Building

Electrical

Plumbing

Mechanical

Modular

Manufactured Homes



Effective January 1, 2017

912 Greensboro Street
Lexington, North Carolina
Phone: (336) 242-2230
Fax: (336) 249-9703

The following programs are used in every permit or request issued. For your convenience, you should retain this explanation for your records:

LDO software

Implemented on January 2, 2007

The LDO software rounds cents to the next whole dollar

HTE Permit Software Systems

Implemented on February 2, 1999

All applications received or plans received are issued a Master Number. This number follows the permit file through to completion. All sub-trades are issued on the same permit number. Additional numbers may be issued on the same project if there is a contractor other than the general contractor. Permits capable within this program are as follows:

Building/ Electrical/ Plumbing/ Mechanical/ Modular/ Manufactured Homes/ Temporary Certificate of Occupancy/ Final Certificate of Occupancy

Other prefix explanations:

Building – left blank	Electrical Permit	Plumbing Permit	Mechanical Permit
T – Mfg. home	R – Residential	P – Residential	M – Residential
H – Modular	C – Commercial	Q – Commercial	N – Commercial
	E – Saw Service Load Control Device Temporary Power		

The construction cost of all buildings and structures shall be based on a realistic estimate including labor, materials, supervision, overhead, architectural plans, and specifications. All estimated costs used to calculate fees shall be based on the most current ICC valuation tables. These tables show national average construction costs based on building type and classification.

RESIDENTIAL:

Total Construction Cost	Fees
\$0 to \$10,000	\$70.00
\$10,001 and over	\$70.00 plus \$2.90 per \$1,000 over \$10,000

SET PRICED ITEMS:

Type	Residential	Commercial	
Swimming Pools	\$50.00	\$100.00	Plus trades
Piers	\$40.00	\$100.00	Plus trades
Signs	\$30.00	\$50.00	Plus trades
Demolition	\$40.00	\$100.00	
Pole Sheds	\$40.00		
Extra trips	\$50.00	\$50.00	

Calculate all amounts to be consistent with the ICC valuation tables based on construction type and classification. Manually change computer generated total amounts to correct calculate amount for the above items.

If the valuation of a building or service system appears to be underestimated on the application, the permit shall be denied, unless the applicant shows detailed estimates to meet the approval of the Inspection Department. Permit valuations shall include total cost, including electrical, gas, mechanical, plumbing equipment, fire protection and other systems (including materials and labor).

COMMERCIAL:

Assembly, Business, Educational, Factory, Industrial, Hazardous, Institutional, Mercantile, Residential (Triplex townhouses or multi-family condos) and storage. Construction cost estimates used to calculate fees are based on the current ICC valuation tables.

Total Construction Cost	Fees
\$0 to \$500,000	\$40 plus \$3.00 per \$1,000
\$500,001 and over	\$1,540.00 plus \$2.00 per \$1,000 over \$500,000

Example:

Total Construction Cost = \$145,000.00

Base amount = \$40.00

Per thousand amount = \$3.00

Total fee = \$40 + (3.00 x 145) = \$475.00

In the absence of an estimated cost provided by the applicant, you must multiply the cost per square foot (as determined by the ICC valuation tables) and as marked on the cover sheet in the plan review packet when provided or required.

COMMERCIAL PLAN REVIEW:

Total Construction Cost	Fees
Up to \$25,000	\$25.00
\$25,000 to \$100,000	\$50.00
\$100,000 to \$500,000	\$100.00
\$500,001 and over	\$200.00

ELECTRICAL:

Type	Commercial	Residential
New	\$0.25 per amp + \$0.025 per square foot *Agriculture buildings are excluded from the square footage component*	\$0.25 per amp + \$0.025 per square foot
Existing	\$0.25 per amp + additional work	\$0.25 per amp + additional work
Service Change	\$0.25 per amp of total service added back (not just the amount changed)	\$0.25 per amp + additional work
Outlets	\$40.00 base fee + 0 to 10 outlets: \$10.00 11 to 50 outlets: \$15.00 51 to 100 outlets: \$20.00 101 to 200 outlet : \$25.00 201 or more outlets: \$30.00	\$40.00 base fee + 0 to 10 outlets: \$10.00 11 to 50 outlets: \$15.00 51 to 100 outlets: \$20.00 101 to 200 outlet : \$25.00 201 or more outlets: \$30.00
Motors	\$0.23 per total horsepower + base fee	\$0.23 per total horsepower + base fee
Miscellaneous (Sub-panels, compressors, fans, conveyors, generators, solar panels, etc.)	\$20.00 each	\$20.00 each

SET PRICED ELECTRICAL:

Type	Fees
Saw Service Poles	\$40.00 minimum Power poles are based on \$0.25 per amp
LCDs	\$40.00 minimum \$35.00 for the first, \$5.00 per additional
Temporary Electrical Power	\$50.00 (renewal also \$50.00)
Electrical Pedestals	\$40.00 minimum \$20.00 each
Commercial or Residential Low Voltage System (e.g. Alarm, CATV, Computer)	\$40.00 base fee + outlet cost

Service reconnects are \$40.00

If power has been off for more than 6 months, it requires re-inspection and permit prior to release

PLUMBING:

Type	Commercial	Residential
New	\$50.00 plus \$0.025 per square foot	\$50.00 for 1st bathroom \$20.00 per additional bathroom
Existing	\$4.00 per fixture plus base fee	\$4.00 per fixture plus base fee
Sewer Connections (Per Building)	\$35.00 per building	\$35.00 per building
Water Connections (Per Building)	\$35.00 per building	\$35.00 per building
Gas Piping (New and Existing)	\$35.00	\$35.00
Solar Panel Piping Systems	\$40.00	\$40.00
Hydroponic Piping or Ground Loop	\$40.00	\$40.00
Well Piping Systems	\$40.00	\$40.00

MECHANICAL:

Type	Commercial	Residential
New	\$75 plus \$0.001 per BTU	\$50 for 1st HVAC unit \$25 per additional unit
Existing (Per BTUs Per Table)	0 to 120: \$20 plus base fee 121 to 240: \$30 plus base fee 241 to 360: \$40 plus base fee 361 to 480: \$50 plus base fee 481 to 600: \$60 plus base fee 601 and over: \$70 plus base fee	0 to 120: \$20 plus base fee 121 to 240: \$30 plus base fee 241 to 360: \$40 plus base fee 361 to 480: \$50 plus base fee 481 to 600: \$60 plus base fee 601 and over: \$70 plus base fee
Existing (Per Tons Per Table)	0 to 10: \$20 (without heat, add base fee) 11 to 20: \$30 21 to 30: \$40 31 to 40: \$50 41 to 50: \$60 51 and over: \$70	0 to 10: \$20 (without heat, add base fee) 11 to 20: \$25 21 to 30: \$30 31 to 40: \$40 41 to 50: \$40 51 and over: \$50
Unlisted Items	\$20	\$20 (such as decorative appliance)
Gas Lines	\$35	\$35
Hood Systems (Per Hood)	\$50	-

MANUFACTURED HOMES:

Type	Fees	Notes
Singlewide	\$35.00 plus trades (at \$40 each)	Setup plus electrical: \$75.00
Doublewide	\$50.00 plus trades (at \$40 each)	Setup plus electrical: \$90.00
Triplewide	\$60.00 plus trades (at \$40 each)	Setup plus electrical: \$100.00

Specialty work such as add on HVAC, sewer systems outside the perimeter line of the unit completed by the owner or licensed specialty contractor would be \$40.00 each.

Includes steps or decks less than 12 feet in dimensions if completed at the same time as construction and setup.

Gas lines are separate and require a separate permit and fee.

MODULAR HOMES AND MODULAR OFFICE UNITS:

Type	Fee
Office Units	\$100.00 plus trades
Residential or Commercial (Per Section)	\$50.00 plus trades

Plus, the following permits for modular units:

Type	Fee
Electrical	\$40.00
Plumbing	\$40.00
Mechanical	\$40.00
Gas Lines	\$35.00

Note: A building permit for footings and foundations for the above units or homes will be sold at 14% of the completed value of the project.

Modular units may use the same permit number for all trades

MISCELLANEOUS ITEMS:

Type	Fee	Note
Swimming Pools	Residential: \$50.00 plus trades Commercial: \$100.00 plus trades	Does not include electrical or plumbing permits
Piers and Ramps	Residential: \$40.00 plus trades Commercial: \$100.00 plus trades	
Signs	Residential: \$30.00 plus trades Commercial: \$50.00 plus trades	
Temporary Power	\$50.00	
Electrical Pedestals	\$20.00	If 10 or more at one time
Plumbing Pedestals	\$20.00	If 10 or more at one time
Demolition Permits	Residential: \$40.00 Commercial: \$100.00	
Gasoline Dispensers	\$20.00	
Pole Sheds	\$40.00	
Day Care or Group Home Inspections	\$50.00	
Alcohol Law Enforcement Inspections	\$50.00	
Low Voltage Systems	\$40.00 plus outlet count	
Extra Trips or Reinspections	\$50.00	
Refunds (Administration Fee)	\$25.00	
Flood Plain Development Permit	\$100.00	
Failure to Obtain Final Inspections or Occupying a Structure Without Temporary Certificate of Occupancy	\$100.00	
Temporary Certificate of Occupancy	\$100.00	
Storage or Dispensing Tanks	\$50.00 each	
Condemnation	\$40	
Street Sign Maintenance or Replacement	\$5.00 each building permit	
Minimum Permit Fee	\$40.00	
Work Commencing Without a Permit	Double fee	

FAST TRACK PERMITS

All fast track permits are based on a 14% increase to the total construction cost of the project, building construction, building moved, or set up. For example, the fast track fee for a \$100,000 building would be based on $(\$100,000 \times 14\%) + \$100,000 = \$114,000$. From there one would take the revised construction cost of \$114,000 and apply the appropriate fee schedule from above to calculate the cost of the permit.

This fee is in addition to the total cost of the actual building permit and is not intended as a penalty. It is offered as a service to accommodate the owner or contractor in expediting the start of construction.