

LINCOLN COUNTY, NORTH CAROLINA

PLANNING & INSPECTIONS DEPARTMENT FEE SCHEDULE

ADOPTED AUGUST 15, 2016

EFFECTIVE SEPTEMBER 6, 2016



ANDREW C. BRYANT, DIRECTOR
BENJAMIN HOLDEN, CHIEF INSPECTOR

LINCOLN COUNTY
PLANNING & INSPECTIONS DEPARTMENT
302 N ACADEMY STREET
LINCOLNTON NC 28092
704-736-8440 PHONE
704-732-9010 FAX

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I. INSTRUCTIONS

- 1. Administrative Fees** – are basic fees covering the costs of copies made and similar office services.
- 2. Land Use Fees** - These cover the planning fees and zoning permits. Please note that zoning permits are issued in conjunction with the building permits and do not require separate forms or additional trips to the office.
- 3. Building Permit Fees** – The building permit fees are detailed under the headings *Residential Construction, Individual Permits, & Commercial Construction* and are based on the application type.
- 4. Payment**- Fees may be paid with cash, check or credit. If a charge agreement has been completed and approved, you may charge the fees to your account. Statements are sent out at the end of each month. It is your responsibility to pay for charges on a timely basis. Once the account is 30 days delinquent all building inspections will cease until payment is received in full. If the account reaches 60 days of delinquency your charge account will be suspended for a period of six months. During the six month period all permits will have to be paid by cash or certified check.

If you are doing work that is not otherwise outlined in this fee schedule, it will probably fall under the miscellaneous (MISC) application type. Miscellaneous Fees can be found on pg. 11.

II. ADMINISTRATIVE

A. HARD COPIES OF ORDINANCES/LAND USE DEVELOPMENT PLAN

1. Unified Development Ordinance	\$35
2. Land Use Plan	\$35
3. All other plan documents	\$15

B. PERMIT REPORTS

1. Permits issued per month, per quarter, or per year (each)	\$5
2. Complete inspection record (per permit)	\$5
3. Permits by Contractor	\$5
4. Owner/Builder permits issued	\$10
5. Active permit listing (per year)	\$20
6. Mass permit printing (per year)	\$20
7. Any other customized report not listed above	\$10
8. Phase 1 Environmental Inquiries	\$50

C. COPIES

1. Copies or prints (per sheet)	\$0.10
2. Data transfer	\$5

D. MAPS

Maps from existing data	
1. 11 x 17	\$10
2. 18 x 24	\$15
3. 24 x 36	\$20
4. 36 x 48	\$30
5. 22 x 54	\$35
6. 36 x 72	\$45
7. 36 x 96	\$55

Custom Maps Products (New Data) \$35/hour + size cost

E. STREET SIGNS

\$100

III. LAND USE

A. FLOOD DAMAGE PREVENTION ORDINANCE

1. Development permits	\$200
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B. ZONING

1. Residential permit	(Including pools and piers)	\$75
2. Non-residential Permit		\$100
3. Temporary Use Permit	(Including accessory care provider)	\$75
4. Major Site Plan Review		\$1000
5. Map Amendment		
a) <2 acres		\$200
b) 2-5 acres		\$400
c) 5+acres		\$800
6. Non-Conforming Use		\$200
7. Conditional Use		
a) Site <2 acres		\$ 250
b) Site >2 acres		\$ 500
8. Parallel Conditional Use Rezoning		
a) Site <2 acres		\$200
b) Site >2 acres		\$400
9. Conditional District		
a) <2 acres		\$400
b) 2-5 acres		\$800
c) 5+acres		\$1200
10. Planned Development		
a) 51 – 300 units, or 50,000 -100,000 sf of commercial floor area		\$1500
b) 301 – 600 units, 100,000 – 250,000 sf		\$3000
c) 601+ units, >250,000		\$5000
11. Zoning Vested Right		\$250

C. SUBDIVISION

1. Minor & Family Subdivision Review	\$150 + 10.00 per lot
2. Major Subdivision Preliminary Approval	\$300
3. Major Subdivision Review	\$300 + 20.00 per lot
4. Exempt Plat Review	\$75
5. Letter of Credit/Surety Bond/Cash Bond (Application and Review)	\$300
6. Renewal of Letter of Credit/Surety Bond/Cash Bond	\$150
7. TRC Review	\$300

D. WATERSHED

1. Site plan review	Engineer's fee (min. \$300)
2. Annual inspection fee	Engineer's fee (min. \$150)
3. Conditional use permit	\$1000

E. VARIANCES, APPEALS, AND TEXT AMENDMENTS

1. Appeal from decision	\$200
2. Request for variance or relief	\$400
3. Text amendment	\$400
4.	

F. HISTORIC PRESERVATION

1. Certificate of Appropriateness	\$100
2. Local Historic Landmark Designation	\$200

IV. RESIDENTIAL CONSTRUCTION

APPLICATION TYPES	\$/SQ. FT.	MIN. FEE
A. SINGLE-FAMILY RESIDENTIAL (DETACHED/ATTACHED)		
New construction, Additions		
Building	\$.35/sq. ft.	\$100
Electrical (SFD, SFA, DUP, MODH)	\$.05/sq. ft.	\$75
Mechanical (SFD, SFA, DUP, MODH)	\$.05/sq. ft.	\$75
Plumbing (SFD, SFA, DUP, MODH)	\$.05/sq. ft.	\$75
B. OTHER RESIDENTIAL STRUCTURES		
Renovations, accessory buildings, moved home, and decks		
Building	\$.15/sq. ft.	\$75
Electrical (SFD, SFA, DUP, MODH)	\$.05/sq. ft.	\$75
Mechanical (SFD, SFA, DUP, MODH)	\$.05/sq. ft.	\$75
Plumbing (SFD, SFA, DUP, MODH)	\$.05/sq. ft.	\$75
C. MANUFACTURED HOMES (BLANKET PERMIT INCLUDING B,E,M,P & DECKS)		
1. Single-wide (MFSW)		\$300
2. Double-wide (MFDW)		\$350
3. Triple-wide (MFTW)		\$400
D. SWIMMING POOLS (BUILDING)		
1. Swimming Pools (electrical)		\$75
2. Swimming Pools (mechanical)		\$75
E. PIERS, BOATSLIPS, ETC. (PIER)		
		\$250
F. TEMPORARY POLE ONLY (ELEC)		
		\$75
G. TEMPORARY POWER ON RESIDENCE		
(All but \$100, to be refunded after final approval)		\$200
H. CHANGE OF GENERAL CONTRACTOR- (GC CHANGE PERMIT)		
		\$100
I. DEMOLITION PERMIT		
		\$75
J. RESIDENTIAL RETAINING WALL		
		\$75

V. INDIVIDUAL PERMITS (RESIDENTIAL)

A. ELECTRICAL PERMIT FEES:

(ELEC, ELMH)	
1. PV Systems	\$150
2. Generators	\$150
3. Minimum fee for anything not otherwise described here	\$75

B. MECHANICAL PERMIT FEES:

Minimum Fee (per system)	\$75
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C. PLUMBING PERMIT FEES:

Minimum Fee	\$75
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D. GRINDER PUMP FEES:

Private Grinder Pumps are included with the plumbing & electrical permit for the house. This fee shall apply if a different contractor is installing the grinder pump.

1. Electrical	\$50
2. Plumbing	\$50

VI. COMMERCIAL CONSTRUCTION

A. NEW CONSTRUCTION, RENOVATIONS, ADDITIONS, ALTERATIONS AND/OR ACCESSORY BUILDINGS

Occupancy Classification	Bldg.	Elec.	Plbg.	Mech.	Total
Assembly	0.08	0.05	0.05	0.05	0.23
Business	0.08	0.05	0.05	0.05	0.23
Educational	0.08	0.05	0.05	0.05	0.23
Factory/Industrial	0.02	0.05	0.05	0.05	0.17
Hazardous	0.08	0.05	0.05	0.05	0.23
Institutional	0.20	0.05	0.05	0.05	0.35
Mercantile	0.08	0.05	0.05	0.05	0.23
Residential	0.20	0.05	0.05	0.05	0.35
Storage	0.08	0.05	0.05	0.05	0.23
Utility	0.08	0.05	0.05	0.05	0.23

Permit Fees for new construction shall be calculated using the following formula:

A = Total Gross Building Floor Area Under Construction

B = Fee per Square Foot from Occupancy Classification table from Page 6

BUILDING PERMIT FEES ARE TO BE PAID BY THE GC FOR THE BLDG. AND THE INDIVIDUAL SUB-CONTRACTORS WILL BE RESPONSIBLE FOR THEIR PERMIT(S) AND FEE(S).

Total Gross Building Floor Area Under Construction:	Formula
New Structures 0 – 50,000 sq. ft.	$A \times B$
New Structures 50,000 – 100,000 sq. ft.	$A \times B$ (25% Reduction)
New Structures 100,000 + sq. ft.	$A \times B$ (50% Reduction)
Shell Permit (Includes Building, Electrical, Mechanical, and Plumbing)	$A \times B$ (75% Reduction)
All commercial renovations, upfit completion, additions, or alterations (any size)	$A \times B$ (25% Reduction)

B. MINIMUM COMMERCIAL PERMITS (FOR ITEMS NOT ITEMIZED OR COVERED BY THE SQUARE FOOTAGE CALCULATION)

Building	\$200
Electrical	\$100
Plumbing	\$100
Mechanical (per system)	\$100

C. COMMERCIAL SIGNS (BUILDING ONLY)

1. Wall	\$100
2. Ground	\$100
3. Canopy	\$100

D: TEMPORARY POWER **\$500**

Refund = Permit Fee - \$300 Administrative Charge

VII. COMMERCIAL PLAN REVIEW

A. Building, Electric, Mechanical, Plumbing Reviews	\$100 per submittal
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VIII. MISCELLANEOUS

A. Change of Tenant/Occupancy	\$75
B. Licensing of Daycare	\$300
D. Refund of permit fee with no inspection activity	
	Refund = Permit Fee - \$50 Administrative Charge
E. Renewal of expired permit (New application required)	Minimum fee per trade
F. After-hours inspection fee	\$100/hour
G. Non-scheduled inspection / Same Day	\$75
H. Change of General Contractor on existing permits	\$100
I. Commercial Demolition	\$100
L. Modular Unit – Commercial	\$350
	Blanket permit including B, E, M and P permits
M. Re-roofing Permit	
1. Residential	\$100
2. Commercial	\$200
N. Storage Racking System Permit	\$300
O. Mobile Communications	
1. Tower (Building)	\$500
2. Tower (Electrical)	\$500
3. Co-Location	\$500
4. Antenna Mount	\$500
Q. Temporary Structures (Tents, Stages etc.)	\$100
R. Bleachers	\$250
S. Handicap Ramp (residential)	No Charge
T. Yearly Maintenance Permit	\$100/trade
U. Solar Farm	
1. Electrical	\$750
2. Building	\$250
V. Any item not otherwise addressed in this schedule that requires inspection	\$75/trip
	Based on Chief Building Officials estimate

IX. PENALTIES

A. Work started without a permit	Fee x2
B. Wasted trip/re-inspection fee*	\$100

**To be used to prevent unnecessary trips to jobsite and to recoup money lost on wasted visits. May be charged to an active account, but must be paid in full before the final inspection. Inspections will be halted until payment arrangements are made. The Director and/or Chief Building Official may waive or reduce wasted trip/re-inspection fee and/or double permit fees under their discretion.*

Surety Bond or Other Legal Instrument Shall be Required for Charging Building Permits.

Permits for Lincoln County and the City of Lincolnnton shall be waived.

X. DEFINITIONS

Accessory Building – Commercial (ABC):

A structure, the use of which is incidental to that of the main commercial building and which is located on the same lot.

Accessory Building – Residential (ACR):

A structure, the use of which is incidental to that of the main residential building and which is located on the same lot.

Addition/Alteration – Commercial (AAC):

Additions and/or alterations to an existing commercial structure that result in an increase in useable floor space.

Addition/Alteration – Residential (AAR):

Additions and/or alterations to an existing residential structure that result in an increase in useable floor space.

Decks (DECK):

An exterior floor system supported on at least two opposing sides by an adjoining structure and/or posts, piers, or other independent supports. For the purposes of this fee schedule, any stoop over 3'x3' in size will be considered a deck and will require a permit.

Demolition (DEMO, DEM1, DEM2, DEM3, DEM5):

The complete razing, burning, bulldozing or otherwise tearing down of an existing structure with the removal of all debris from the site, the disconnection and permanent capping of all utilities, and the grading and reseeding of the lot as appropriate.

Electrical Installation (ELEC):

The installation, alteration, repair, replacement and/or upgrading of electrical fixtures, outlets, equipment or other appurtenances.

Electrical/Mechanical (EL/MH):

The conjunctive installation, repair, and/or upgrade of electrical circuits and mechanical equipment or other appurtenances usually associated with the change out of a mechanical system. Note: service changes/upgrades will require separate permits.

Garage or Carport (GAR):

A commercial or residential accessory structure used primarily to house or cover vehicles.

Grinder Pump (GP):

Includes the plumbing and electrical permits for the installation of a grinder pump, basin, and control panel.

Manufactured Home (MFSW, MFDW, MFTW):

A dwelling unit that: (i) is not constructed in accordance with the standards set forth in the NC State Building Code, and (ii) is composed of one or more sections, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis, and (iii) exceeds forty feet in length and eight feet in width.

Mechanical Installation (MECH):

The installation, alteration, repair, replacement and/or upgrade of heating, ventilation and/or air conditioning equipment or related appurtenances. Note: If the work involves an electrical contractor as well; use the EL/MH application.

Miscellaneous (MISC):

Applies to any application which does not directly fit into any other category. May include such things as footing and foundation only permits, changes of occupancy and the like.

Modular Home (MODH):

A dwelling unit constructed in accordance with the standards set forth in the North Carolina State Building Code and composed of one or more sections that are substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Mobile homes shall not be considered to be modular homes.

Moving Permit (MOVE):

A permit issued to allow the movement of an existing site built structure from one location to another. This permit will cover the footing, foundation, and utility connections for the structure. This application type does not include transportable accessory structures, mobile homes or modular homes.

New Residential 1 Family – Attached (SFRA):

A single dwelling unit providing complete and independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation which is attached to a similar dwelling unit by a common or connecting wall. This application type is primarily used to indicate a town- house or patio home.

New Residential 1 Family – Detached (SFRD):

A single dwelling unit providing complete and independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation which is not attached to another structure. This application type refers primarily to site built homes and does not include modular homes.

New Residential 2 Family Building (DUP):

No more than two attached dwelling units which each provide complete and independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation which are attached by a common or connecting wall. Commonly referred to as a Duplex.

New Residential 3 & 4 Family Buildings (TRI):

Three or four attached dwelling units which each provide complete and independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation. Also referred to as a triplex or quadraplex. This is a commercial application type.

New Residential 5 or more Family Buildings (MULT):

Five or more attached dwelling units which each provide complete and independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation. These are apartments. This is a commercial application type.

New amusement, Social & Recreational Facilities (AMUS):

Structures erected for amusement, recreation, or other social activities such as theaters, lodges, gyms, etc.

New Churches and Other Religious Facilities (CHUR):

New churches, synagogues, temples, etc. Includes fellowship halls but excludes separate school facilities.

New Commercial Other Than Non-Residential (CMLN):

This is a “catch-all” category for new structures that do not fit into any other application type. Examples are: storage facilities. Shopping centers, grocery stores, etc.

New Schools and Other Educational Facilities (SCH):

Buildings or structures used by six or more persons at any one time for educational purposes through the 12th grade. Also includes childcare facilities which accommodate children of any age who stay less than 24 hours per day.

New Service Station and Repair Garages (GAS):

Includes auto repair shops, auto lube facilities, body shops, gas stations, etc.

Pier (PIER):

A structure which is built and permanently attached to the earth near a shoreline and extends out into the water. Often allows access to a boat or other water-borne vehicle. This does not include free-floating devices, structures, or facilities.

Plumbing Installation (PLUM):

The installation, alteration, repair, replacement and/or upgrade of plumbing fixtures, equipment, appliances, fittings, or related appurtenances.

Renovation of Building – Commercial (RENC):

The alteration or renovation of existing space within a commercial structure that does not result in an increase in the amount of useable floor space.

Renovation of Building – Residential (RENR):

The alteration or renovation of existing space within a residential structure that does not result in an increase in the amount of useable floor space.

Sign Permit Application (SIGN):

Includes wall signs, ground-mounted, and pole signs. Any electrical work will require a separate permit. Each sign will require a separate permit and are not included in the commercial permit for the structure.

Swimming Pool (SWIM):

Covers the bonding of the pool steel and metal fixtures only. (Electrical permit)

Zoning Permit (ZP):

To be used when a separate zoning permit is required by the applicant prior to or separate from the issuance of a building permit.