

Building Inspections

A Zoning Permit may be required before building permits can be issued. Drawings for projects need to be submitted at least two weeks prior to issuance of building permits. All subcontractors should obtain their own permits. Fees are based on the general construction portion only. Project costs should be rounded to the nearest thousand. Minimum permit fee for all permit types is \$50. The permit fee for all permit types when work is started prior to a required permit is double that standard permit fee or \$200, whichever is less.

DESCRIPTION	AMOUNT
Building Permit	Residential: \$5/\$1000 up to \$150,000; \$1.50/\$1,000 thereafter Commercial: \$10/\$1000 up to \$150,000; \$5.00/\$1,000 thereafter
Minimum Permit	\$50
Minimum Sign	\$50
Non-bid Jobs (new)	\$40/ sq. ft.
Habitable Space	\$20/ sq. ft.
Mobile Home	\$100
Swimming Pool	\$100
Demolition-Residential	\$75
Demolition-Commercial	\$150
Relocate Structure	\$120
Plumbing Permit	\$5 per fixture, \$50 minimum
Water/Sewer Line: House	\$50
Water/Sewer Line: Commercial/Large	\$100
Heating/ AC Permit	
Boiler	\$100
Gas Line-Residential	\$50
Gas Line-Commercial	\$50
Gas Furnace/Gas Pack	\$60
Gas Furnace / Gas Pack and AC up to 5 tons	\$100
Additional per ton over 5	\$10
Heat Pump	\$60
Mini Split	\$50
Oil Furnace	\$60
Refrigeration Units	
Minimum Permit	\$30
Per additional unit over 3	\$10
CHANGE OUTS	AMOUNT
Unit Change out (no duct work)	
Residential	\$50
Commercial	\$75
Commercial - greater than 5 ton	\$100
Commercial Grease Hood	\$100

Mobile Home Heating/ AC Unit	\$50
Gas Appliances	
Minimum Permit (up to 3 appliances)	\$50
Additional Per appliance	\$10

Electrical Permits

Temporary Service Residential	\$50
Temporary Service Commercial	\$100
Temp Pole/Saw Service	
Residential	\$50
Commercial	\$100
Residential	\$100
Commercial	\$100 first 5000 sq. ft. \$5/1000 sq. ft. thereafter
Service Change	\$50
Electric Repair	
Residential	\$50
Commercial	\$100
Generator Installation	\$50
Mobile Home Service	\$50
Sign	\$50
Duplex	\$200
Apartments (each)	\$50
Minimum Permit	\$50
*Fee for work started without permit	\$100 maximum

Reinspection Fee: \$50

A re-inspection fee may be assessed for a second and any subsequent failed inspections.

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Minimum permit fee for all permit types is \$50 unless otherwise provided. An additional fee will be assessed for all permit types when work is started prior to a required permit; that fee is double the applicable permit fee or \$500, whichever is less. A \$50 re-inspection fee may be assessed for a second and any subsequent failed inspection.

Permit fees are broken down into two (2) categories: Residential and Commercial. Residential includes single and two-family construction: single-family homes, duplexes and townhomes fall into this category. Commercial includes all other projects not considered Residential.

Building Permits:

Residential
<i>New Construction:</i>
\$100 + \$0.35 per sq. ft.
<i>Renovations and additions:</i>
\$50 + \$0.20 per sq. ft.
Minimum Fee: \$50

Commercial
<i>New Construction and Renovations:</i>
\$10 per \$1,000 up to \$150,000
\$5 per \$1,000 thereafter
Minimum Fee: \$100

Note: When fees are based on construction cost, any information provided may be reviewed against the most current International Code Council's "Building Valuation Data" (BVD). In the event of a disparity, the BVD may be used as a basis for project cost.

Demolition - Residential	\$75 per building
Demolition - Commercial	\$150 per building
Insulation – Residential	\$50
Insulation – Commercial	\$100
Manufactured Home	\$100
Minimum Sign Permit	\$50
Modular Home	\$500 (does not include trades)
Relocate Single-Family Residence	\$500
Swimming Pool, including Fence	\$125
Change of occupancy inspection	\$100

Plumbing Permits:

	\$5 per fixture, \$50 minimum
Water/Sewer Line: House	\$50
Water/Sewer Line: Commercial/Large	\$100
Residential Irrigation Sprinkler	\$50
Non-Residential Irrigation Sprinkler	\$100

Heating and Air Conditioning Permits:

Residential	
Gas Line	\$50
Furnace / Gas Pack.	\$75
Heat Pump:	\$75
Mini-Split	\$50
Oil Furnace	\$75
Unit Change Out (no duct work)	\$50
Manufactured Home Heating / AC Unit	\$75
Gas Appliances Up to 3	\$50
Each Additional Gas Appliance	\$10
Minimum Mechanical Fee	\$50

Commercial	
Gas Line	\$100
Furnace / Gas Pack & AC (≤ 5 tons)	\$100
Each Additional Ton over 5	\$10
Refrigeration Units (< 3 tons)	\$75
Each Additional Unit over 3	\$10
Commercial Grease Hood	\$100
Unit Change Out (no duct work)	\$100
Gas Appliances Up to 3	\$100
Each Additional Gas Appliance	\$10
Boiler Permit	\$100
Minimum Mechanical Fee	\$50

Electrical Permits:

Temporary Service Residential	\$50
Temporary Service Commercial	\$100
New Single-Family Residential/Modular	\$100
Temp Pole/Saw Service	
Residential	\$50
Commercial	\$100
Residential Repair	\$50
New Commercial Construction / Repair	\$100 first 5,000 s.f., \$5 per 1,000 s.f. thereafter
Service Change	\$50
Generator Installation	\$50
Manufactured Home Service	\$75
Apartments	\$50 each
Temporary power for Residential	\$50
Temporary power for commercial	\$100

***Return Check Fee** **\$25.00**