

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 \$75 for Residential and \$150.00 for Commercial. The permit fee for all permit types when work is started prior to a required permit is double the permit fee. Re-inspection fee is \$75.00.

DESCRIPTION	AMOUNT
Building Permit	Residential: New- \$100.00+.50 per square feet. Renovations: \$75.00 +.35 per square feet. Commercial: \$10/\$1000 up to \$150,000; \$5.00/\$1,000 thereafter
Minimum Residential Permit	\$75
Minimum Commercial Permit	\$150.00
Minimum Sign	\$75
Plan Review Commercial	\$250 New Permit
Change of Use Permit	\$250 New Permit
Mobile Home	\$150
Swimming Pool	\$150
Demolition-Residential	\$100
Demolition-Commercial	\$300
Relocate Structure	\$500
Plumbing Permit	\$7 per fixture, \$75 minimum
Water/Sewer Line: House	\$75
Water/Sewer Line: Commercial/Large	\$150
Heating/ AC Permit	
Boiler	\$150
Gas Line-Residential	\$75
Gas Line-Commercial	\$150
Gas Furnace/Gas Pack	\$75
Gas Furnace / Gas Pack and AC up to 5 tons	\$150
Additional per ton over 5	\$10
Heat Pump	\$100
Mini Split	\$100
Oil Furnace	\$100
Refrigeration Units	
Minimum Permit	\$75
Per additional unit over 3	\$10

<u>CHANGE OUTS</u>		<u>AMOUNT</u>
Unit Change out (no duct work)		
Residential		\$75
Commercial		\$100
Commercial - greater than 5 ton		\$150
Commercial Grease Hood		\$150
Mobile Home Heating/ AC Unit		\$75
Gas Appliances		
Minimum Permit (up to 3 appliances)		\$75
Additional Per appliance		\$10
Electrical Permits		
Temporary Power Residential	\$100	New Permit
Temporary Power Commercial	\$250	New Permit
Temp Pole/Saw Service		
Residential	\$100	
Commercial	\$150	
Commercial	\$150	first 5000 sq. ft.
		\$10/1000 sq. ft. thereafter
Service Change Residential	\$100	
Service Change Commercial	\$150	
Electric Repair		
Residential	\$100	
Commercial	\$150	
Generator Installation	\$100	
Mobile Home Service	\$100	
Sign	\$100	
Duplex	\$150	
Apartments (each)	\$75	
Minimum Permit Residential	\$75	
*Fee for work started without permit	Double Fee	

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 \$0.50 per sq. ft.
<i>Renovations and additions:</i>
\$75 + \$0.35 per sq. ft.
Minimum Fee: \$75

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

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	\$100 per building
Demolition - Commercial	\$300 per building
Insulation – Residential	\$75
Insulation – Commercial	\$150
Manufactured Home	\$150
Minimum Sign Permit	\$75
Modular Home	\$500 (does not include trades)
Relocate Single-Family Residence	\$500
Swimming Pool, including Fence	\$150
Change of occupancy inspection	\$50 New Fee
Change of Use inspection	\$100 New Fee
Commercial Plan Review	\$300 New fee
Day Care Inspections	\$100 New fee

Plumbing Permits:

	\$7 per fixture, \$75
Water/Sewer Line: House	\$75
Water/Sewer Line: Commercial/Large	\$150
Residential Irrigation Sprinkler	\$75
Non-Residential Irrigation Sprinkler	\$150
Minimum Plumbing Fee	\$75

Heating and Air Conditioning Permits:

Residential	
Gas Line	\$75
Furnace / Gas Pack.	\$100
Heat Pump:	\$100
Mini-Split	\$100
Oil Furnace	\$100
Unit Change Out (no duct work)	\$75
Manufactured Home Heating / AC Unit	\$100
Gas Appliances Up to 3	\$75
Each Additional Gas Appliance	\$10
Minimum Mechanical Fee	\$75

Commercial	
Gas Line	\$150
Furnace / Gas Pack & AC (≤ 5 tons)	\$150
Each Additional Ton over 5	\$10
Refrigeration Units (< 3 tons)	\$100
Each Additional Unit over 3	\$10
Commercial Grease Hood	\$150
Unit Change Out (no duct work)	\$150
Gas Appliances Up to 3	\$150
Each Additional Gas Appliance	\$10
Boiler Permit	\$150
Minimum Mechanical Fee	\$150

Return Check Fee*\$25.00**