

Permit Fee Schedule from Fee Ordinance

Permit Fees – effective May 5, 2010, fees based upon Total Construction Cost:

•*Total Construction Cost: is the higher of (i) the construction cost as determined by the owner or the owner’s agent; or (ii) the construction cost calculation made using the building valuation data being used by the Department at the time application is made for the permit. Construction cost shall include all project costs, other than land, including all site and building improvement labor and materials, contractor fees and design professional fees.*

<u>1. Total Construction Cost</u>	<u>Fees</u>
\$1 to \$3,000	(b)\$62.85 Minimum Fee per trade, for projects not requiring a plan review
\$1 to \$7,001	(d)\$83.80 Minimum Fee per trade for Commercial Projects requiring plan review
\$3,001 to \$50,000	\$62.85 plus \$12.83 per \$1,000 or part over \$3,000
\$50,001 to \$100,000	\$665.86 plus \$5.78 per \$1,000 or part over \$50,000
\$100,001 to \$150,000	\$954.86 plus \$6.24 per \$1,000 or part over \$100,000
\$150,001 to \$250,000	\$1,266.86 plus \$4.83 per \$1,000 or part over \$150,000
\$250,001 to \$1,000,000	\$1,749.86 plus \$5.31 per \$1,000 or part over \$250,000
\$1,000,001 to \$10,000,000	\$5,732.36 plus \$2.78 per \$1,000 or part over \$1,000,000
Over \$10,000,000	\$30,752.36 plus \$1.42 per \$1,000 or part over \$10,000,000

Note a: All renovation/alteration projects, both commercial and residential, to be charged \$62.85 per trade (BEMP), plus \$.07 per sq ft for building trade and \$.04 per sq ft for each involved electrical, mechanical, plumbing trade.

- Where “square foot area” shall mean the area of the room or space in which the renovation/alteration occurs.

Note b: Commercial permits not requiring plan review to be charged on a per trade (BEMP) basis; 1 trade @\$62.85, 2 trades @ 2 x \$62.85, etc.

Note c: Commercial permits requiring plan review to be charged on a per trade (BEMP basis; 1 trade @ 83.80, 2 trades @ 2x \$83.80, etc.

NOTE: Additional Zoning Fees may apply. [See Schedule](#)

This Construction Cost/Permit Fee Calculation is exclusive of other special fee charges such as Fast Tracking, Express Review, Third Party Added CEO Services, etc. See LUESA Fee Schedule for fees associated with these services.

Also, exclusive of other agency fees, such as City Fire, Zoning or any other added fees by the City of Charlotte or Towns (local jurisdictions).

Construction Cost Calculation by Building Valuation Data

The construction tables used by Mecklenburg County are modified from tables currently published by the International Code Council (ICC) to determine cost of construction. These tables establish the “average” cost per square foot based on typical methods of construction for each occupancy group and type of building construction identified in the tables. These average costs include typical building components; structural, electrical, plumbing, mechanical, fire protection, interior finishes, site preparation, architectural and engineering design fees, overhead and profit.

Another benefit of the Building Valuation Data is determining the relative value of cost per square foot when comparing costs from one construction classification/occupancy group to another. The more expensive construction type can be assessed a greater value than the lesser valued construction. **The amounts tabulated from the ICC tables may not portray the exact cost of a building in Mecklenburg County**, however, the amounts represented by the tables sufficiently represent enough uniformity to establish permit fees needed to offset the costs of providing development related services.

Example: GENERAL INFORMATION

Building construction = Type II B

Building height = 2 stories

Building area = 10,000 square feet per floor

Total building square footage (2 floors) = 20,000 square feet

Occupancy classification = Business

STEP ONE:

Determine total square footage of the building (20,000 square feet)

STEP TWO:

Determine the occupancy classification (Business)

STEP THREE:

Determine the type construction of the building (Type II B)

STEP FOUR:

Determine from the Building Valuation Data (BVD-see next page) above the average square footage cost for the type construction of the building and occupancy classification (\$129.41 per square foot)

STEP FIVE:

Multiply the total square footage of the building (20,000) by the average square footage cost from the table (\$129.41)

$(20,000 \times \$129.41 = \$2,588,200)$ total average construction cost for this project =
\$2,588,200

Construction Cost Calculation by Building Valuation Data (continued)

STEP SIX:

Go to www.meckpermit.com website to the Mecklenburg County Permit Fee Schedule (Section II, Item A1 of the LUESA Fee Ordinance). Input the total construction cost calculated by the Building Valuation Data to determine the permit fee for this project.

Fee Schedule: \$1,000,000.00 to \$10,000,000.00 is \$5,732.36 for the first \$1,000,000.00 and \$2.78 for each \$1,000.00 part of or over:

- $\$2,588,200.00 - \$1,000,000.00 = \$1,588,200$ (\$5,732.36)
- $\$1,588,200.00 / \$1,000.00 = \$1,588.20$
- $\$1,588.20 \times \$2.78 = \underline{\$4,415.20}$
- $\$5,732.36 + \$4,415.20 = \$10,147.56$

The permit fee for this single building permit = \$10,147.56

Types of Construction/IBC

Types I & II - New Combustible Concrete or Steel:

Building Elements are of noncombustible materials.

Type III - Load Bearing Masonry:

Exterior walls are of non-combustible materials and the interior building elements are of any material permitted by the Code.

Type IV - Heavy Timber:

Exterior walls are of non-combustible materials and the interior building elements are of solid or laminated wood without concealed spaces.

Type V - Wood Frame:

Structural elements, exterior and interior walls are of any material permitted by the Code.

Fire-resistance rated construction.

Non fire-resistance rated construction.

Building Valuation Data

The purpose of the Building Valuation Data (BVD) is to calculate the total cost of construction for buildings and structures within Mecklenburg County by using this table we ensure the costs of providing services for Code Enforcement and administration are borne entirely by the owner of the building.

Square Foot Construction Costs a, b, c, d

	OCCUPANCY	Construction Type									
		I		II		III		IV	V		
		A	B	A	B	A	B		A	B	
A1S	Assembly, theaters, with stage	191.50	185.00	180.24	172.37	161.67	157.18	166.25	147.82	141.55	
A1WOS	Assembly, theaters, without stage	175.19	168.69	163.93	156.06	145.40	140.91	149.95	131.55	125.28	
A2	Assembly, restaurants, nightclubs, bars, banquet halls	145.62	141.52	137.91	132.68	124.79	121.30	128.04	113.05	109.36	
A3C	Assembly, churches	176.92	170.42	165.66	157.79	147.10	142.62	151.68	133.25	126.97	
A3CLM	Assembly, general, community halls, libraries, museums	144.68	140.59	136.04	131.74	122.92	120.36	127.10	111.28	108.42	
A4	Assembly, arenas	174.26	167.76	162.06	155.13	143.53	139.98	149.01	129.68	124.35	
B	Business	148.54	142.05	136.35	129.41	117.78	114.23	123.31	103.93	98.60	
E	Educational	160.38	154.83	150.11	143.24	132.66	125.96	138.31	115.93	111.56	
F1	Factory and industrial, moderate hazard	87.82	83.79	78.98	76.38	68.39	65.38	73.31	56.32	53.27	
F2	Factory and industrial, low hazard	87.82	83.79	78.98	76.38	68.39	65.38	73.31	56.32	53.27	
H1	High Hazard, explosives	86.88	82.85	78.98	75.45	68.39	64.44	72.38	56.32	n/a	
H234	High Hazard	88.02	83.71	79.57	75.79	68.42	64.20	72.51	55.51	n/a	
H5	HPM	148.10	142.73	137.98	131.22	119.03	114.73	125.78	104.64	99.73	
I1	Institutional, supervised environment	148.75	143.52	139.27	133.25	122.24	119.03	129.78	109.81	105.51	
I2H	Institutional, hospitals	249.07	243.70	238.95	232.19	219.26	n/a	226.75	204.87	n/a	
I2N	Institutional, nursing homes	173.53	168.14	163.40	156.64	144.75	n/a	151.20	130.35	n/a	
I3	Institutional, restrained	168.74	163.36	158.61	151.85	140.81	135.58	146.41	126.41	119.64	
I4	Institutional, day care facilities	148.75	143.52	139.27	133.25	122.24	119.03	129.78	109.81	105.51	
M	Mercantile	108.27	104.18	99.63	95.33	87.10	84.54	90.70	75.46	72.60	
R1	Residential, hotels	150.01	144.78	140.52	134.50	123.64	120.43	131.19	111.22	106.92	
R2	Residential, multiple family	125.53	120.30	116.04	110.02	99.78	96.57	107.32	87.35	83.05	
R3	Residential, one- and two-family	116.76	113.52	110.73	107.81	103.85	101.16	106.03	97.32	88.16	
R4	Residential, care/assisted living facilities	148.75	143.52	139.27	133.25	122.24	119.03	129.78	109.81	105.51	
S1	Storage, moderate hazard	81.36	77.33	72.53	69.93	62.10	59.09	66.86	50.03	46.98	
S2	Storage, low hazard	80.43	76.40	72.53	68.99	62.10	58.16	65.93	50.03	46.05	
U	Utility, miscellaneous	63.70	60.11	56.24	53.18	47.40	44.33	50.52	36.77	35.03	
	represents the type of construction for building in Chapter 6 of the NCSBC										
	represents the abbreviations for the types of occupancy listed in Chapter 3 of the NCSBC										

Private Garages use Utility, miscellaneous
 Unfinished basements (all use groups) = \$15.00 per sq. ft.
 For shell only buildings, deduct 20 percent
 n/a = not allowed