

Permit Fee Schedule from Fee Ordinance

SECTION II.

A. PERMIT FEES

At the department's discretion, 25% of fees may be required at the time plans are submitted for review. The permit fee plus the plan review fee shall equal the fee calculated above; the permit fee can therefore be more or less than the above schedule, depending upon the fee paid when the plans were submitted for review.

Permit Fees

- Total Construction Permit Value: is the higher of (i) the construction permit value as determined by the owner or the owner's agent; or (ii) the construction permit value calculation made using the building valuation data being used by the Department at the time application is made for the permit. Construction permit value shall include all project costs, other than land, including all site and building improvement labor and materials, contractor fees and design professional fees.
- All equipment cost, including the owner provided equipment shall be included in "Total Construction Permit Value". For projects having individual pieces of equipment costing \$500,000.00 or more, the equipment cost will be included in the "Total Construction Permit Value" on the basis of an amount equal to \$500,000.00 plus 20% of equipment cost in excess of \$500,000.00.

Required Permits: At a minimum, a permit will be required for each Certificate of Occupancy (CO) issued space. At its discretion, the Department may require complex projects to be permitted in increments (footing/foundation, steel, shell, core, etc.) representing the method and cost of Department service. Construction permit value will be allocated *proportionately* to each permitted space or building component, and must meet or exceed the construction permit value determined by use of the Building Valuation Data noted above.

Note: Permit fees shall be as determined by the following schedule, or as required by notes a, b, c and d; whichever is greater.

<u>1. Total Construction Permit Value/Permit</u>	<u>Fees (a)</u>
\$1 to \$3,000	(b) \$59.70 Minimum Fee per trade, for projects not requiring a plan review
\$1 to \$7,001	(d) \$79.61 Minimum Fee per trade for Commercial Projects requiring plan review
\$3,001 to \$50,000	\$59.70 plus \$12.19 per \$1000 or part over \$3,000
\$50,001 to \$100,000	\$632.57 plus \$5.49 per \$1000 or part over \$50,000
\$100,001 to \$150,000	\$907.12 plus \$5.93 per \$1000 or part over \$100,000
\$150,001 to \$250,000	\$1,203.52 plus \$4.59 per \$1000 or part over \$150,000
\$250,001 to \$1,000,000	\$1,662.37 plus \$5.05 per \$1000 or part over \$250,000
\$1,000,001 to \$10,000,000	\$5,445.74 plus \$2.64 per \$1000 or part over \$1,000,000
Over \$10,000,000	\$29,214.74 plus \$1.35 per \$1000 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 square foot for building trade and \$.04 per square foot for each involved electrical, mechanical or 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 at \$62.85, 2 trades at 2 x \$62.85, etc.

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

1.2 Mega Project Permit Fees Fee Schedule

Any project defined as a “Mega Project” in the Building-Development Ordinance will incur a two-part permit fee charge.

- The Mega Project permit fee will consist of the total of the following: Part 1) the fee schedule outlined in Part A) PERMIT FEES and Part A, Item 1) Total Construction Cost per permit will be reduced by 25%. Part 2) the project will pay for plan review services by the hour. See item B.6 of the LUESA Fee Ordinance.

B. PLAN REVIEW FEES

Plan Review Fees are assessed when plans are submitted for permit issuance, resubmission of disapproved plans, “fast track” projects, and re-stamping of lost plans.

B6a. Mega Project Hourly Plan Review Charge

Any project defined as a Mega Project in the Building-Development Ordinance will pay for Plan Review services by the hour. This will include all preliminary reviews, all cycles of permit plan review, and any reviews for revision to approved plans (RTAP)

- Work to be charged at the rate of \$ 145/hour per trade expended in the Plan Review process, on any review cycle (preliminary, RTAP, 1st cycle, 2nd cycle, etc.).

B6b. OnSchedule Hourly Plan Review Charge

All OnSchedule projects, other than CTAC, with total construction cost greater than \$ 1,000,000 will pay for Plan Review services by the hour. This will include all cycles of the permit plan review, and any reviews for revisions to approved plans (RTAP).

- Work to be charged at the rate of \$ 145/hour per trade hour expended in the Plan Review process, on any review cycle (preliminary, RTAP, 1st cycle, 2nd cycle, etc.).

Note: It is important to include the cost of the plan review hourly fee when estimating fees for a project. The plan review hourly fees can be significant, depending on the size of the project and the number of review hours expended on the project. The OnSchedule Coordinator assigned to your project can assist with determining the number of hours that may be used during the plan review process.

Note: When estimating permit fees for a large project, it is important to determine early on how the project will be delivered and how many permits may be required for the project. A single permit for \$10,000,000 will cost less than 10 permits with a combined cost of \$10,000,000. It is rare that a large project can be permitted under a single permit due to delivery time tables in the field.

Construction Cost Calculation by Building Valuation Data for New Construction

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 floor)- 20,000 square feet
- Occupancy classifications – Business

STEP ONE:

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

STEP TWO:

Determine the occupancy classifications (Business)

STEP THREE:

Determine the type construction of the building (Type IIB)

STEP FOUR:

Determine from the Building Valuation Data (BVD- see on nest page) above the average square footage cost for the type construction of the building and occupancy classifications (\$164.28 per square foot)

STEP FIVE:

Multiply the total square footage of the building (20,000) by the average square footage cost from the table (\$164.28)

(20,000 X \$164.28= \$3,285,600) total average construction cost for this project =\$3,285,600

There are *modifiers located at the bottom* of the table to for certain **type structures** which may be used if applicable to your project. It would work as follows:

- Shell buildings- 164.28 X .60%= \$98.57 per square foot cost

(20,000 X \$98.57= \$1,971,400) total average construction cost for this project =\$1,971,400

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 calculator by the Building Valuations Date to determine the permitting fee for this project

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Fee schedule: \$1,000,000 to \$10,000,000 is \$5,445.74 plus \$2.64 per \$1000 or part over \$1,000,000

- \$3,285,600.00 - \$1,000,000.00 = \$2,285,600 (\$5,445.74)
- \$2,285,600.00/\$1,000.00 = \$2,285.60
- \$2,285.60 X \$2.64 = \$6,033.98
- \$5,445.74 + \$6,033.98 = \$11,479.72

The permit fee for this single building permit = \$11,479.72

Type of Construction / IBC

- Type I and II-** New Non- Combustible Concrete or Steel: Building elements are of non - combustible materials.
- Type III** Load Bearing Masonry: Exterior walls are of non- combustible materials and the interior building elements are of any material permitting by the code.
- Type IV** Heavy Timber: Exterior walls are of non-combustible materials and the inferior 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 constructions
 - Non fire resistance rated constructions

Building Valuation Data

The purpose of the Building Valuations Data (BVD) is to calculate the total cost of construction for the buildings and structures with in Mecklenburg County by using this table we ensures 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,

ICC BVD August 2019 with 6.5% modifier		Construction Type									
OCCUPANCY		I		II		III		IV		V	
		A	B	A	B	A	B		A	B	
A1S	Assembly, theaters, with stage	230.58	223.00	217.69	208.67	196.22	190.55	202.07	179.23	172.51	
A1WOS	Assembly, theaters, without stage	210.98	203.40	198.08	189.08	176.86	171.19	182.47	159.87	153.14	
A2	Assembly, nightclubs	179.48	174.43	170.28	163.34	154.22	149.96	157.68	139.59	134.95	
A2	Assembly, restaurants, bars, banquet halls	178.55	173.50	168.41	162.41	152.35	149.03	156.74	137.72	134.01	
A3C	Assembly, churches	211.96	204.37	199.05	190.05	179.15	173.48	183.45	162.16	155.43	
A3CLM	Assembly, general, community halls, libraries, museums	178.24	170.66	164.41	156.33	143.14	138.45	149.73	126.20	120.41	
A4	Assembly, arenas	210.05	202.46	196.21	188.14	174.99	170.25	181.54	158.00	152.21	
B	Business	184.95	178.23	172.69	164.28	150.21	144.58	157.97	131.98	126.22	
E	Educational	194.26	187.55	182.17	174.31	162.42	154.19	168.31	142.02	137.68	
F1	Factory and industrial, moderate hazard	109.96	104.90	99.08	95.22	85.59	81.59	91.27	70.40	66.34	
F2	Factory and industrial, low hazard	109.02	103.96	99.08	94.29	85.59	80.65	90.33	70.40	65.40	
H1	High Hazard, explosives	102.84	97.78	93.45	88.10	79.61	74.68	84.14	64.41	n/a	
H234	High Hazard	102.84	97.78	93.45	88.10	79.61	74.68	84.14	64.41	59.43	
H5	HPM	184.95	178.23	172.69	164.28	150.21	144.58	157.97	131.98	126.22	
I1	Institutional, supervised environment	184.97	178.63	173.09	166.35	152.67	148.49	166.49	137.43	133.08	
I2H	Institutional, hospitals	309.41	302.69	297.15	288.74	273.69	n/a	282.43	255.46	n/a	
I2N	Institutional, nursing homes	214.75	208.03	202.50	194.08	180.95	n/a	187.78	162.71	n/a	
I3	Institutional, restrained	210.24	203.52	197.99	189.57	176.68	170.11	183.26	158.44	150.81	
I4	Institutional, day care facilities	184.97	178.63	173.09	166.35	152.67	148.49	166.49	137.43	133.08	
M	Mercantile	133.66	128.60	123.52	117.51	107.88	104.56	111.84	93.25	89.54	
R1	Residential, hotels	186.72	180.38	174.84	168.09	154.18	150.00	168.23	138.94	134.60	
R2	Residential, multiple family	156.40	150.06	144.51	137.77	125.02	120.83	137.91	109.77	105.43	
R3	Residential, one- and two-family	144.25	140.33	136.84	133.38	128.61	125.22	131.18	120.37	113.36	
R4	Residential, care/assisted living facilities	184.97	178.63	173.09	166.35	152.67	148.49	166.49	137.43	133.08	
S1	Storage, moderate hazard	101.91	96.85	91.02	87.16	77.74	73.74	83.21	62.54	58.49	
S2	Storage, low hazard	100.97	95.91	91.02	86.23	77.74	72.81	82.27	62.54	57.56	
U	Utility, miscellaneous	79.16	74.62	69.80	66.67	59.85	55.91	63.62	47.40	45.16	
	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										

- Shell Buildings only, deduct 40 % (multiplier 60%)
- Parking Garages
 - Open Parking Garages (2 or more stories above grade) (free standing) deduct of 60% (multiplier 40%)
 - Enclosed Parking Garages, deduct 40%, (multiplier 60%)
- Metal Building – Have to be in A and B programs to qualify.
 - For Storage and Factory primary occupancy, deduct 50% (multiplier 50%)
 - For all other occupancy it is deduct 20% (multiplier is 80%)
- Private Garages use Utility, miscellaneous
- n/a = not allowed
- Unfinished basements (all uses groups) \$15.00 per square foot
- Multifamily
 - Tier 1 – Basic Garden Style
 - 20% deduction factor should be applied to the square footage cost

- The adjusted amount is \$87.82 sq (VA, R2, $\$109.77 \times 20\% = \$21.95 - \$109.77 = \87.82)
 - Tier 2 – Medium level size
 - 20% deduction factor should be applied to the square footage cost
 - The adjusted amount is \$87.82 sq (VA, R2, $\$109.77 \times 20\% = \$21.95 - \$109.77 = \87.82)
 - Tier 3 – Podium style building using VA construction, 509.4 NCSBC. These are calculated with two factors.
 - One is the R2/VA,
 - 15 % deduction factor should be applied to the square footage cost
 - The adjusted amount is \$93.30 sq (VA, R2, $\$109.77 \times 15\% = \$16.46 - \$109.77 = \93.30)
 - Second is S2, open / closed parking garage with 1A or 1B
 - The Parking Garage portion of the building will utilize the multipliers listed above.