Building/Construction Fee Schedule, Effective January 1, 2027
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Please see below for guidance on how to use this fee schedule. For any questions on whether or not a permit is required or for more information on a permit, please contact the Town of Boone Planning and Inspections Department.

Fee Schedule Guidance

How are fees calculated?

Building Permits/New Construction: Cost of new construction will be evaluated against the most current ICC Building Valuation Data (BVD) table. The BVD table provides the "average" construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2024 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

All Other: The methodology used to calculate all other fees is based on cost recovery of the actual costs incurred by the Town to review, issue, and administer an application. Since an applicant who requires a relatively simple permit should not subsidize an applicant whose development requires substantially more resources, fees are calculated by assessing actual staff time required for each type of application, assigning the appropriate staff to those tasks, and incorporating department operating costs.

Note: Fees do not include 100% of operating costs as the department provides broader public services that benefit the community.

When are fees due?

Within 10 days after the submission of a complete application, the department will provide the applicant an initial fee estimate that is due before any additional processing of the application begins. Then, prior to permit issuance, the department will send a final fee estimate of any additional fees owed to the department and the time frame in which those fees must be paid. Any subsequent fees, due to development changes or reinspection shall be paid prior to the final inspection, issuance of a certificate of compliance, or issuance of a certificate of occupancy.

Fee Responsibility & Communications

The applicant shall be responsible for all associated fees.

NOTE: Communications will only be sent to the applicant and relevant design professionals.

Inspection Fees

New Construction: New construction permit fees include all inspections, except for re-inspections.

Other Building Permits: For all other permits, one inspection is included per permit. Each additional inspection trip after this is subject to the applicable inspection fee. When multiple inspections are performed during the same inspection trip, each additional inspection shall be charged at 50% of the applicable inspection rate. For example, a request for framing with an electrical rough-in at the same time, will be billed an initial inspection trip of $60.00, plus an additional $30.00 for the second inspection.

Re-inspections: A re-inspection fee of $60.00 shall be assessed when one or more of the following occurs:

1. The inspection reveals deficiencies requiring an additional inspection to verify compliance.
2. The project is not ready for inspection or the site is inaccessible at the time of the scheduled inspection.

Reviews and Associated Fees

Upon submittal of a complete application, each application is allowed two (2) reviews under the initial fee, the first review and a second review if revisions or supplemental information is required based upon the first review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application.

Other Town Development Related Fees

Fees may be collected on behalf of other Town of Boone Departments for project reviews and inspections. You may access all other Town Department Fee Schedules here: https://boonenc.gov/796/Fee-Schedules

Refund Request

Refund requests shall be submitted in writing from the applicant. Refund requests will be reviewed by the Director or their designee, who shall evaluate the amount of work completed by the Town as compared to the cost of the permit to ensure the Town has recovered the costs incurred with the processing, review, and inspections associated with the application.

Penalties

Working without permits: Fees are doubled if the activity or site change requested has already occurred or has been started unless the Director or their designee finds that there are mitigating circumstances.

Other Town Code Penalties – See Appropriate Town Code reference.

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Building/Construction Related Fees

New Appliance or Appliance Changeout (per address, per appliance, first inspection included)

- ☐ $170.00 Fee Per Address, Per Appliance Type
- + $25.00 Each additional appliance type

Single-Family, Two-Family, Townhouses (NC Residential Code)

New Construction & Additions (includes inspections)

- ☐ Gross Area x Square Foot Construction Cost (BVD) x .0025

Other Improvements & Repair (first inspection included)

- ☐ $250.00 Single-trade
- +$30.00 Each additional trade

Commercial/All Other Residential (NC Building Code)

New Construction & Additions (includes inspections)

- ☐ Gross Area x Square Foot Construction Cost (BVD) x .0025

All Other Improvements & Repair (first inspection included)

- ☐ Single-trade
  - ○ $295.00 ≤ 5,000 square feet gross building square footage
  - ○ $350.00 5,001-20,000 square feet gross building square footage
  - ○ $445.00 > 20,000 square feet gross building square footage
- +$30.00 Each additional trade

Other Construction Related Fees and Permits (where required first inspection included)

- ☐ $260.00 ABC Compliance Inspection
- ☐ No Charge Accessory Electric Vehicle Charging Station
- ☐ No Charge Accessory Solar Energy System
- ☐ $245.00 At Risk Footing/Foundation
- +$30.00 for each additional trade
- ☐ $210.00 Business Occupancy (change of occupancy)
- ☐ $25.00 Change of Contractor
- ☐ $250.00 Construction Trailer
- +$30.00 for plumbing
- ☐ $240.00 Day Care Inspection
- ☐ $325.00 Demolition

- ☐ $10.00 Homeowners Recovery Fund Fee[1]
- ☐ TBD Inspection Fees

  +$60.00 per additional inspection or re-inspection trip

  +$30.00 for each additional inspection or re-inspection performed during the same site visit
- ☐ $325.00 Manufactured Home in Park
- ☐ $155.00 Occupancy Load Reposting
- ☐ $60.00 On-Site Consultation (per Building Code Compliance employee, per trip)
- ☐ $205.00 Sign Permit

  +$60.00 for freestanding signs
- ☐ State Building Code Regulatory Fee[2] (only one will be applicable)
  - $25.00 for the construction of buildings or structures subject to the NC Residential Building Code
  - $100.00 for the construction of buildings or structures subject to the NC Building Code
  - $10.00 for all other work subject to the NC State Building Code
- ☐ $55.00 Temporary Certificate of Occupancy or Stocking Permits
- ☐ $55.00 Temporary Power

Penalties

- ☐ Double application fee Working without permits
- ☐ TBD Other Town Code Penalties (see appropriate Town Code reference)

[1] Pursuant to N.C. Gen. Stat. § 87-15.6, whenever a general contractor applies for the issuance of a permit for the construction of any single-family residential dwelling unit or for the alteration of an existing single-family residential dwelling unit, a city or county building inspector shall collect from the general contractor a fee in the amount of ten dollars ($10.00) for each dwelling unit to be constructed or altered under the permit. These funds are sent to the NC Licensing Board for General Contractors on a quarterly basis. For more information please visit: Homeowners Recovery Fund – NC Licensing Board for General Contractors

[2] Pursuant to N.C. Gen. Stat. § 95-281(b), in addition to building permit fees levied by local governments pursuant to G.S. 160D-402, each building permit applicant shall pay a State Building Code regulatory fee for the costs incurred by the Building Codes and Interpretations Bureau of the Department of Labor in administering, developing, interpreting, providing technical assistance on, and supporting the consistent application of the North Carolina State Building Code, as defined in G.S. 143-138, including the enforcement of interpretations and decisions pursuant to G.S. 95-283.