

ALEXANDER COUNTY BUILDING INSPECTIONS FEE SCHEDULE
UPDATED – APRIL1, 2024

BUILDING PERMITS:

New Construction:

Alexander County issues a “BLANKET” permit for all new construction projects. This Permit includes the appropriate Building, Electrical, Plumbing and Mechanical permits for the project. Not included in the fee for the “BLANKET” permit are Water Lines (line from street or well to structure), Sewer Lines (Structure to tank or street), Gas lines, Gas Appliances Masonry fireplaces, low voltage systems and photovoltaic systems. The fees for these items are added to the cost of the “BLANKET” PERMIT. The fees for these items are detailed in the Fee Schedule.

Residential New Construction- \$.47 per square foot under roof heated or unheated to include basements and attic space with a usable area with ceiling height of foot or greater. (this includes covered porches)

Commercial New Construction- \$.50 per square foot.

Minimum Permit Fee- \$84.00

PHASE CONSTRUCTION:

Shell Construction: Shell permits cover the construction of the structure, to include the installation of any roof mounted mechanical units to facilitate roof finish installation if required,

Fee: The fee for SHELL ONLY construction is 50% of the total NEW CONSTRUCTION BLANKET PERMIT FEE

Upfit: This permit type applies to the interior finish construction of any space or building not previously issued a Certificate of Occupancy.

Fee: The fee for “UPFIT” permits is 50% of the total NEW CONSTRUCTION BLANKET PERMIT FEE. Items such as gas lines and water lines etc. are added in the “UPFIT” permit.

Renovations to Existing Structures:

The building permit fee for Renovations to an existing structure is based on the following chart. This fee covers only the cost of the “BUILDING” permit. The fee(s) for associated permitted work will be based on the appropriate fee schedule. Applicant(s) must provide the total cost of the project.

Project Cost

Fee

\$0.01-\$5,000

\$75.00

\$5,001.00- \$100,000.00 - \$75.00 + \$1.50 for each additional one thousand dollars or portion thereof over \$5,001.00

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\$100,001.00 - \$1,000,000.00 - \$217.50 + \$1.00 for each additional one thousand dollars or portion thereof over \$100,001.00

Over \$1,000,000.00 - \$1,115.00 + \$.75 for each one thousand dollars or portion thereof over \$1,000,000.00.

MAUFACTURED HOMES

SINGLE WIDE- *BPE INCLUDED- \$234.00
DOUBLE WIDE - *BPE INCLUDED - \$338.00
MULTI SECTION - * BPE INCLUDED -\$433.00

*BPE= Building, Plumbing, Electrical permit(s) included

SPECIFIC BUILDING PERMITS

ABC Compliance Inspection- Inspection for licensing for sales of Alcohol products	\$100.00
Cell Tower- Co-Locate	\$525.00
Cell Tower – New Tower	\$1,000.00
Change of Use Code Compliance Inspection	\$75.00
Commercial re-roofing - Priced as Renovation	
Commercial Swimming Pool	\$ 200.00 (Electrical Permit not incl.)
Communication Tower- other than cell tower	\$500.00
Construction Trailer	\$175.00- Includes deck and/or ramp
Deck – RESIDENTIAL	\$.25 per Square Foot or Minimum fee of \$84.00 whichever is greater.
Deck- COMMERCIAL - (includes new accessibility ramps)-	Priced as new construction or minimum permit fee of \$84.00 whichever is greater.
Demolition- Residential	60-day limit on permit \$75.00
Demolition Commercial	60-day limit on permit \$135.00
Fireplace- Site built masonry	Minimum Bldg. Fee \$84.00
Handicap Ramp-Residential	\$75.00
Handicap Ramp - Commercial –	priced as new construction or \$75.00 whichever is greater.
Hot-tub, Spa, Above Ground Swimming Pool- Residential	\$145.00- includes electric permit fee
In-Ground Residential Swimming Pool-	\$200.00 + Electric permit fee
Modular Home- PME not Included	\$164.00 per unit

Pier/Boat Dock – Residential	\$75.00
Plan review fee	\$75.00 per hour
Pre-Fabricated Metal Residential Carport- Open on all sides-	\$75.00

Safety/Code compliance inspection- Commercial Buildings only	\$ 75.00
Sign- With Electric	\$180.00
Sign- No electric	\$109.00

ADMINISTRATIVE FEES

Archive research- Maximum 6 years from date of request-	\$25.00/hour/employee
Legal change in contractor	\$75.00/Trade
Expired permit renewal	\$ 50.00/Trade

AFTER HOURS INSPECTIONS:

Alexander County Building Inspections normal operational hours are Monday-Friday 8AM-5PM. Inspections needed outside that time frame are considered after hours inspections. The fee(s) for after-hours inspections are as follows- First 2 hours or portion thereof- \$263.00

Trip Fee- Trip fee(s) are assessed when inspection field staff arrives to conduct a scheduled inspection and the work is not completed. Trip fee(s) can also be assessed by field staff if previously noted deficiencies have not been corrected- \$75.00

ELECTRICAL TRADE PERMITS

Residential 200 amp - \$88.00 (Over 200 amp refer to commercial chart below)

Commercial new service or change out	
200 AMP	\$88.00
400 AMP	\$130.00
600 AMP	\$ 198.00
800 AMP	\$266.00
1000 AMP	\$332.00
1200 AMP	\$400.00
1400 AMP	\$465.00

** Over 1400 AMPS \$ 465.00 + \$0.32 per Amp over 1400

Sign Service- Based on AMP Fee or \$78.00 if under 200 AMPS.

Pole Service-(Permanent pole)- based on amp fee or \$75.00 if under 200 amps (Saw Service included in blanket permit)

Electrical Branch Circuit wiring-	\$75.00
Re-Connection-	\$75.00
Generator Wiring-	\$ 75.00

ELECTRICAL TRADE PERMITS

Generator Wiring – over 1400 amps	\$.34/amp
Low Voltage (per system) -	\$75.00
Paint Spray Booth -	\$84.00
Photovoltaic system- Residential	\$130.00

Commercial Photovoltaic System	Project Cost x \$6.00 per \$1,000.00 or \$75.00 whichever is greater.
Swimming Pool Electric	\$75.00
Temporary Power:	
Residential	\$100.00 per month billed in advance
Commercial	\$ 150.00

PLUMBING TRADE PERMITS

Per Fixture (or minimum fee whichever is greater)	\$13.00 (\$75.00 minimum fee)
Irrigation	\$84.00
Modular	\$84.00
Water/Sewer Line (Per Line)	\$84.00
Water Heater Change Out	\$84.00
Water Heater New	\$84.00

MECHANICAL TRADE PERMITS

HVAC Duct only	\$84.00
HVAC per unit – includes change outs	\$84.00
Modular Building	\$84.00
Manufactured Home	\$84.00
Unit Heater first unit	\$84.00
Each additional unit	\$12.00
Commercial Hood System per system	\$150.00
Paint Spray Booth - per booth-	\$84.00

FUEL GAS PERMITS

Gas Piping	\$84.00
Gas appliance and piping (first line/appliance)	\$84.00
Each Additional appliance	\$12.00
