



Iredell County Building Standards

349 North Center Street P.O. Box 788 Statesville, NC 28687
Residential: Phone 704-878-3113 Commercial: Phone 704-928-2021



[Online Permitting, Plan Review, and Inspection Requests](#)

IREDELL COUNTY BUILDING STANDARDS FEE SCHEDULE

Permit fees associated with all projects that include a Building Permit will be based on the latest edition of the [International Code Council’s Building Valuation Data](#); which is adjusted by a regional modifier in order to provide an ‘average’ construction cost per square foot. This modification is intended to reflect construction cost for this region. The Permit Fees are established using the modified **Building Valuation Data Table A** along with a Permit Fee Multiplier (0.0068). The product of the estimated Building Value from Table A multiplied by the permit fee multiplier is the permit fee for the project. The Permit Fee for these Building Projects covers the issuance of the initial permit for each sub-permit type (trade) and all inspections (with the exception of ‘Temporary Power’ and [‘Temporary Certificate of Occupancy’](#)).

The calculated construction costs for ‘Upfit’, ‘Renovation’ and ‘Shell/Dry-In’ type projects are reduced to 50% of the ‘average’ construction cost from the Building Valuation Data Table A. The Permit Fee Multiplier for these projects is 0.0068. Specific permit fees can be found in the following list of Individual Permits / Inspections. Permit Fees for items not listed are calculated at a rate of \$7.00 per Thousand Dollars of Project Cost.

All Permit Categories have a non-refundable minimum permit fee of \$75.00.

Building:

Recovery Fee (Homeowner’s Recovery Fund – NCGS 87.15.6)	\$10.00
Manufactured Home – Single Wide – (includes Plumbing, Mechanical & Electrical)	\$375.00
Manufactured Home – Double Wide – (includes Plumbing, Mechanical & Electrical)	\$475.00
Manufactured Home – Triple Wide – (includes Plumbing, Mechanical & Electrical)	\$600.00
Modular Classroom – Single or Double Wide – (includes Plumbing, Mechanical & Electrical)	\$500.00
Modular Classroom – Quad/ Mega Unit – (includes Plumbing, Mechanical & Electrical)	\$750.00
Day Care – (includes completion of building inspector form for NC licensure)	\$150.00
Change of Use – (includes new Certificate of Occupancy) – see NCGS 160D-1116	\$200.00
Temporary Certificate of Occupancy (posted for 30 Days) – see NCSAP 204.8.3	\$150.00
Demolition (60 days)	\$200.00
Swimming Pool (includes Electrical for equipment/ luminaires & equipotential bonding)	\$250.00
Construction Trailer (includes Electrical)	\$200.00
Cell Tower – New - (includes Electrical)	\$1500.00
Cell Tower – Co-Locate - (includes Electrical)	\$1000.00
Sign (illuminated wall mount or free standing – includes Electrical)	\$200.00
Commercial Re-Roof (no Structural Work)	\$250.00
Retaining Wall (per Segment)	\$200.00
Fencing (when required by the commercial building code)	\$75.00

Electrical:

Residential Service Change/ New Service	\$125.00
Commercial Service Change/ New Service	\$150.00
Construction Saw Pole	\$75.00 each
Temporary Power (60 Days)	\$75.00
Fire Alarm/ Security Systems	\$200.00
Low Voltage (Data/ Phone)	\$150.00
Install Electrical Equipment	\$100.00

Plumbing:

Gas Piping System	\$100.00 each
Residential Fire Sprinkler System (NFPA 13-D)	\$200.00
Combo Appliance Replacement (includes Electrical and/or Gas)	\$100.00 each
Install Plumbing Equipment	\$100.00

Mechanical:

Refrigeration System	\$300.00 each
Ventilation System	\$300.00 each
Combo Appliance Replacement (includes Electrical and/or Gas)	\$100.00 each
Install Mechanical Equipment	\$100.00

Plan Review:

Project Review (includes staff commentary and re-submittal)	\$.06 per sq. ft.
Project Re-review (includes second staff commentary and resubmittals)	\$200.00
Revisions to Approved Plans (RTAP) – plans require revision following permit issuance	\$.06 per sq. ft.
Re-Stamp Copies of Approved Plans (lost or missing sheets/ entire plan set replacement)	\$10 per sheet

Miscellaneous:

Re-Inspection – 1st wasted trip to site	\$100.00
Re-Inspection – 2nd wasted trip to site	\$125.00
Re-Inspection – 3 rd / subsequent wasted trips to site	\$150.00
Change of Contractor	\$75.00
Safety Inspection – Electric for service re-Connect	\$75.00
Permits/ Certificate of Inspection for Other Agencies/ AHJs	\$75.00

Due to the increase in processing and administrative costs associated with resolving [NCGS 160D-1110](#) building violations, per the [NC Administrative Code & Policies 204.6.2](#):

- Work Started Without Permits (1st Violation) Permit Fees will be *Doubled*
- Work Started Without Permits (2nd and Subsequent Violations) Permit Fees will be *Tripled*

Re-Inspection Fees and other Fees or Penalties will result in suspension of further inspection of the project, [until outstanding fees have been paid](#).

[Misrepresentations on a permit application shall result in the revocation of a permit](#).

No refunds will be made for revoked permits.

A Non-Refundable \$77.25 Application Fee is included in the charge for all permits. Refunds may only be made on permits that have not had *any* inspections performed. All Refunds are subject to subtraction of the Application Fee in order to address administrative costs.

All permits are subject to a 3% Technology / Administrative Fee.

Projects on which permits expire will be treated as such (*expired*), and will require new applications, AHJ clearances and fees. Contractors who do not request required inspections or, obtain the required approvals, leading to permit expiration, may be subject to Building Standards withholding the issuance of permits for *all* work by that contractor (unless or, until expired projects have been re-permitted, approved, or otherwise satisfactorily resolved).

Typically, there are also other permit fees for other departments or governmental units, or other authorities having jurisdiction. These other permit fees, many of which will be invoiced through your application are *not* reflected in or addressed by this fee schedule.

Following are links to some of these other departments:

[City of Statesville Planning Department](#)
[City of Statesville Utilities](#)
[City of Statesville Fire Marshal](#)

[Town of Troutman Planning Department](#)
[Town of Troutman Utilities](#)

[Iredell County Planning & Development](#)
[Iredell County Erosion Control](#)
[Iredell County Environmental Health](#)
[Iredell County Fire Marshal](#)

[Town of Mooresville Electronic Plan Review Portal](#)
[Town of Mooresville Planning & Community Development](#)
[Town of Mooresville Fire Marshal](#)
[Town of Mooresville Utilities](#)

**Projects in Town of Mooresville, or in the Mooresville [ETJ](#): An applicant must first apply for and obtain a [zoning approval](#) from the town, then make separate application to Iredell County for a permit to demolish, alter an existing structure, or construct a new building. Despite this extra administrative step, staff will make every effort to address projects promptly upon receiving approval from Town Planning.*

Each Building, Tenant Space, Project Phase, or Structure requires an individual permit.
[Online Permitting, Plan Review, and Inspection Requests](#)

TABLE A IREDELL COUNTY BUILDING VALUATION DATA

Occupancy Classification	Regional Modifier	Average Cost per Square Foot with Regional Modifiers														
		Non-Combustible Construction						Combustible Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB	LOCAL	LOCAL	LOCAL			
Construction Type		LOCAL	LOCAL	LOCAL	LOCAL	LOCAL	LOCAL	LOCAL	LOCAL	LOCAL	LOCAL	LOCAL	LOCAL	LOCAL	LOCAL	LOCAL
Cost per Sq. Ft.		181.41	175.45	171.17	164.01	154.20	149.76	143.32	125.86	120.52	123.41	109.06	105.34	122.61	107.46	104.54
A-1 Assembly, theaters, with stage	→	166.23	160.28	155.99	148.83	139.11	134.66	123.41	109.06	105.34	122.61	107.46	104.54	144.96	127.69	122.36
A-1 Assembly, theaters, without stage		140.90	136.91	133.13	127.92	120.38	117.06	123.41	109.06	105.34	122.61	107.46	104.54	144.96	127.69	122.36
A-2 Assembly, nightclubs		140.10	136.11	131.53	127.12	118.78	116.26	123.41	109.06	105.34	122.61	107.46	104.54	144.96	127.69	122.36
A-2 Assembly, restaurants, bars, banquet halls	0.80	167.87	161.92	157.63	150.47	140.94	136.50	123.41	109.06	105.34	122.61	107.46	104.54	144.96	127.69	122.36
A-3 Assembly, churches		140.10	134.14	129.06	122.70	112.25	108.61	123.41	109.06	105.34	122.61	107.46	104.54	144.96	127.69	122.36
A-3 Assembly, general, community halls, libraries, museums		165.43	159.48	154.39	148.03	137.51	133.86	123.41	109.06	105.34	122.61	107.46	104.54	144.96	127.69	122.36
A-4 Assembly, arenas		144.87	139.55	134.91	128.23	116.87	112.48	123.41	109.06	105.34	122.61	107.46	104.54	144.96	127.69	122.36
B Business	0.80	155.18	149.84	145.44	138.86	129.32	122.48	123.41	109.06	105.34	122.61	107.46	104.54	144.96	127.69	122.36
E Educational	0.80	86.32	82.37	77.48	74.59	66.82	63.81	71.41	55.04	51.84	70.61	55.04	51.04	71.41	55.04	51.84
F-1 Factory and industrial, moderate hazard		85.52	81.57	77.48	73.79	66.82	63.01	70.61	55.04	51.04	71.41	55.04	51.04	71.41	55.04	51.84
F-2 Factory and industrial, low hazard	0.80	80.81	76.86	72.77	69.08	62.27	58.46	65.90	50.49	N/P	65.90	50.49	46.48	65.90	50.49	46.48
H-1 High Hazard, explosives		144.87	139.55	134.91	128.23	116.87	112.48	123.41	109.06	105.34	122.61	107.46	104.54	144.96	127.69	122.36
H234 High Hazard	0.80	143.58	138.53	134.50	128.79	118.18	115.06	128.54	106.04	102.35	128.54	106.04	102.35	128.54	106.04	102.35
H-5 HPM		244.38	239.06	234.42	227.74	215.58	0.00	222.67	201.27	N/P	222.67	201.27	N/P	222.67	201.27	N/P
I-1 Institutional, supervised environment		169.18	163.86	159.22	152.54	141.98	0.00	147.47	127.67	N/P	147.47	127.67	N/P	147.47	127.67	N/P
I-2 Institutional, hospitals	0.80	165.06	159.74	155.10	148.42	138.26	133.06	143.35	123.95	117.82	143.35	123.95	117.82	143.35	123.95	117.82
I-3 Institutional, restrained		143.58	138.53	134.50	128.79	118.18	115.06	128.54	106.04	102.35	128.54	106.04	102.35	128.54	106.04	102.35
I-4 Institutional, day care facilities		105.04	101.04	96.46	92.05	84.23	81.70	87.54	72.90	69.99	87.54	72.90	69.99	87.54	72.90	69.99
M Mercantile	0.80	144.71	139.66	135.63	129.92	119.51	116.40	129.67	107.38	103.68	129.67	107.38	103.68	129.67	107.38	103.68
R-1 Residential, hotels		121.36	116.31	112.28	106.57	96.74	93.62	106.31	84.60	80.91	106.31	84.60	80.91	106.31	84.60	80.91
R-2 Residential, multiple family	0.80	143.58	138.53	134.50	128.79	118.18	115.06	128.54	106.04	102.35	128.54	106.04	102.35	128.54	106.04	102.35
R-4 Residential, care/assisted living facilities		80.01	76.06	71.17	68.28	60.67	57.66	65.10	48.89	45.68	65.10	48.89	45.68	65.10	48.89	45.68
S-1 Storage, moderate hazard		79.21	75.26	71.17	67.48	60.67	56.86	64.30	48.89	44.88	64.30	48.89	44.88	64.30	48.89	44.88
S-2 Storage, low hazard	0.80	61.08	57.55	53.96	51.20	46.05	43.00	48.81	36.04	34.32	48.81	36.04	34.32	48.81	36.04	34.32
U Utility, miscellaneous		121.70	118.35	115.40	112.43	108.03	105.32	110.10	101.02	94.66	110.10	101.02	94.66	110.10	101.02	94.66
R-3 Residential, one- and two-family	0.85	121.70	118.35	115.40	112.43	108.03	105.32	110.10	101.02	94.66	110.10	101.02	94.66	110.10	101.02	94.66

Shell Building Permit Fee Schedule	Building Area	Permit Fees	Plans Review	Combined Tech Fee for Permit & Plans Review	Total Fees
	≥ 5,000	\$2,000	\$300	\$69	\$2,369
	≥ 10,000	2,175	600	83	2,858
	≥ 15,000	2,350	600	89	3,039
	≥ 20,000	2,000	800	84	2,884
	≥ 30,000	2,175	900	92	3,167
	≥ 40,000	2,350	1,000	101	3,451
	≥ 50,000	3,125	1,000	124	4,249
	≥ 60,000	3,255	1,200	134	4,589
	≥ 70,000	3,385	1,400	144	4,929
	≥ 80,000	3,515	1,600	153	5,268
	≥ 90,000	3,645	1,800	163	5,608
	≥ 100,000	3,750	2,000	173	5,923
	≥ 125,000	4,025	2,500	196	6,721
	≥ 150,000	4,150	3,000	215	7,365
	≥ 175,000	4,275	3,500	233	8,008
	≥ 200,000	4,400	4,000	252	8,652
	≥ 250,000	4,875	5,000	296	10,171
	≥ 300,000	5,850	6,000	356	12,206
	≥ 350,000	6,825	7,000	415	14,240
≥ 400,000	7,800	8,000	474	16,274	
≥ 450,000	8,775	9,000	533	18,308	
≥ 500,000	9,750	10,000	593	20,343	
≥ 1,000,000	19,500	20,000	1,185	40,685	
≥ 1,500,000	29,250	30,000	1,778	61,028	