



# Building and Development Services Department

## Fee Schedule for July 1, 2022 thru June 30, 2023

Mailing Address: P.O. Box 1578, Gastonia, NC 28053

Street Address: 128 West Main Avenue, Gastonia, NC 28052

Phone: (704) 866-3185

### BUILDING PERMIT FEES

**Building Permits:** Minimum fee for new residential homes is \$990. Valuation is determined by the Valuation Tables per Square Foot cost set by the International Code Council (ICC) **OR** stated contract price, whichever is greater. Gaston County will calculate the construction valuation for 1 or 2 family dwellings, all commercial buildings, and NC labeled modular homes using ICC valuation tables published each year in February.

\$1 to \$5,000	Minimum Fee	\$90.00
\$5,001 to \$50,000	+\$6 per \$1,000 valuation or any part thereof over \$5,000	\$90.00
\$50,001 to \$100,000	+\$5 per \$1,000 valuation or any part thereof over \$50,000	\$320.00
\$100,001 to \$250,000	+\$4.50 per \$1,000 valuation or any part thereof over \$100,000	\$570.00
\$250,001 to \$500,000	+\$4 per \$1,000 valuation or any part thereof over \$250,000	\$1,245.00
\$500,001 to \$1,000,000	+\$3.50 per \$1,000 valuation or any part thereof over \$500,000	\$2,245.00
\$1,000,001 to \$10,000,000	+\$2.50 per \$1,000 valuation or any part thereof over \$1,000,000	\$3,995.00
\$10,000,001 and Above	+\$1.50 per \$1,000 valuation or any part thereof over \$10,000,001	\$26,495.00

Unheated space, garages, porches and decks for residential construction will use the per square foot cost calculation listed under "Utility/Miscellaneous"

### Single Trade Permits

Residential Building, Electrical, Mechanical or Plumbing	\$90.00
Residential Water Heater or HVAC Change-out	\$90.00
Commercial Building, Electrical, Mechanical, Plumbing, Fire Alarm* or Sprinkler*	Varies**

\*Stand alone permits that are not part of a building permit

\*\*Based on project cost when applied to County's valuation table + Trade Fee

### Commercial, Residential & Fire Plan Review.

Commercial Plan Review Fee	20% of Permit Fee for 1 <sup>st</sup> Review
Commercial Plan 1 <sup>st</sup> Re-review for buildings 2,500 sq ft or smaller	\$90.00
Commercial Plan 1 <sup>st</sup> Re-review for buildings 2,501 sq ft up to 7,500 sq ft	\$180.00
Commercial Plan 1 <sup>st</sup> Re-review for buildings 7,501 sq ft up to 20,000 sq ft	\$360.00
Commercial Plan 1 <sup>st</sup> Re-review for buildings 20,001 sq ft up to 60,000 sq ft	\$540.00
Commercial Plan 1 <sup>st</sup> Re-review for buildings 60,001 sq ft or larger	\$720.00
Fire Plan Review for buildings 2,500 sq ft or smaller	\$90.00
Fire Plan Review for buildings 2,501 sq ft up to 7,500 sq ft	\$90.00
Fire Plan Review for buildings 7,501 sq ft up to 20,000 sq ft	\$180.00
Fire Plan Review for buildings 20,001 sq ft up to 60,000 sq ft	\$270.00
Fire Plan Review for buildings 60,001 sq ft or larger	\$450.00
Commercial & Fire Plan 2 <sup>nd</sup> Re-review (all buildings)	1 <sup>st</sup> fee X 2
Commercial & Fire Plan 3 <sup>rd</sup> Re-review (all buildings)	1 <sup>st</sup> fee X 3
Residential Re-review Fee for Misplaced Plans	\$45.00
Electronic Plan Review fee	\$100.00



# Building and Development Services Department

## Fee Schedule for July 1, 2022 thru June 30, 2023

Mailing Address: P.O. Box 1578, Gastonia, NC 28053

Street Address: 128 West Main Avenue, Gastonia, NC 28052

Phone: (704) 866-3185

### Signs – building permit

Sign Permits Based on Project Cost	*Varies
------------------------------------	---------

\*\*Based on project cost when applied to County's valuation table

### Moved House: Any remodeling or additions will need to be permitted separately

Sign Permits Based on Project Cost	\$810.00
------------------------------------	----------

### Day Care License Inspections

Day Care Licensing Inspections ONLY	\$270.00
-------------------------------------	----------

### Certificate of Occupancy: INCLUDED WITH BUILDING PERMIT

For existing building with no active building permit: 1 inspection for electrical/mechanical & 1 inspection for building/plumbing; any failures will be charged as re-inspect fee per fee scheduled	\$270.00
---	----------

### ABC Permit

For existing building with no active building permit: 1 inspection for electrical/mechanical & 1 inspection for building/plumbing; any failures will be charged as re-inspect fee per fee scheduled	\$270.00
---	----------

### Re-Inspect Fee for All Inspection Types

Not Ready for inspection	\$350.00
Re-Inspect #1 / PENALTY #1	\$90.00
Re-Inspect #2 / PENALTY #2	\$180.00
Re-Inspect #3 / PENALTY #3	\$270.00

### Starting Work Without Permits

Whenever work is started without proper permits being obtained	Base Fee X 2
--	--------------

### On-Time Inspections\*

Guaranteed Inspection Time – Normal Business Hours 7AM til 5PM, Monday thru Friday	\$180.00
Before of After Normal Business Hours, Monday thru Friday	\$270.00
Weekend Inspections (Saturday & Sunday)	\$540.00
Holiday Inspections – follows Holiday Schedule published by Gaston County for its employees	\$720.00

**\*All on-time inspections must be pre-approved by Chief Building Inspector for Gaston County prior to inspection date/time**

### Manufactured Home – building permit

Single Wide HUD-labeled Manufactured Homes	\$540.00
Double Wide / Triple Wide HUD-labeled Manufactured Homes	\$720.00



# Building and Development Services Department

## Fee Schedule for July 1, 2022 thru June 30, 2023

Mailing Address: P.O. Box 1578, Gastonia, NC 28053

Street Address: 128 West Main Avenue, Gastonia, NC 28052

Phone: (704) 866-3185

### Additions & Remodels – building permit

Additions/Remodels charged per inspection needed based on provided scope of work for project	\$90.00*
--	----------

\*Per inspection charge

### Demolition Permits

Used for both residential & commercial demolition requests	\$90.00
--	---------

### Swimming Pool Permits

Above-Ground Pool – includes 1 building inspection & 1 electrical inspection	\$180.00
In-Ground Pool – includes 2 building/plumbing inspections & 3 electrical inspections	\$540.00

## LAND USE FEES

**Zoning Permits:** This fee schedule is only valid for zoning permits that are within Gaston County's zoning jurisdiction. This includes all un-incorporated areas of Gaston County as well as the incorporated area for High Shoals.

Single Family Residence	\$300.00
Multi-Family Residence	\$300.00
Non-Residential	\$300.00
Change In Use	\$150.00
Residential Accessory Structure	\$150.00
Sign(s)	\$150.00
Manufactured Home Park Space	\$300.00
Temporary Use Permits	\$150.00
Zoning Verification Letter	\$75.00
All zoning permits for parcels inside of conditional zoning districts	Base Fee X 2

### Commercial Site Plan Review

Initial Site Plan Review: <2 Acres		\$300.00
Initial Site Plan Review: >2 Acres up to 10 Acres	Plus \$60 per acre or fraction thereof 2 acres up to 10 acres	\$480.00
Initial Site Plan Review: >10 Acres	Plus \$30 per acre of fraction thereof 10 acres	\$1,160.00
Site Plan Re-review	For each required re-review	\$240.00



# Building and Development Services Department

## Fee Schedule for July 1, 2022 thru June 30, 2023

Mailing Address: P.O. Box 1578, Gastonia, NC 28053

Street Address: 128 West Main Avenue, Gastonia, NC 28052

Phone: (704) 866-3185

### Rezoning Fees – all fees will be based on total acreage of the property

Residential Zoning Map Amendment <10 Acres		\$600.00
Residential Zoning Map Amendment >10 Acres	Plus \$60 per acre or fraction 10 acres	\$600.00
Zoning Map Amendment – Non-Residential		\$1,160.00
Conditional Zoning Map Amendments <2 Acres		\$600.00
Conditional Zoning Map Amendments >2 Acres up to 10 Acres	Plus \$60 per acre or fraction thereover 2 Acres up to 10 Acres	\$600.00
Conditional Zoning Map Amendments 10+ Acres	Plus \$30 per acre of fraction thereover 10 Acres	\$1,160.00
Conditional Site Plan Review	Required for all conditional rezonings	\$450.00
Legal Advertisement		\$175.00
Mailings to adjoining property owners	Per mailing charge	\$2.00

### Subdivision Review

Minor: 5 Lots or Less	Plus \$5.00 per lot created	\$300.00
Major 1: 6 Lots up to 50 Lots	Plus \$5.00 per lot created	\$480.00
Major 2: 51+ Lots	Plus \$5.00 per lot created	\$900.00
Final Plat Review / Approval		\$240.00

### Watershed Review – based on total acreage of property

Residential	Plus \$5.00 per acre	\$240.00
Non-residential	Plus \$5.00 per acre	\$360.00

### Flood Development Permits

Residential		\$180.00
Non-Residential		\$300.00
Site Evaluation Form		\$30.00

### Board of Adjustments

Variance / Special Exceptions		\$600.00
Special Use Permit		\$1,050.00
Legal Advertisement		\$175.00
Mailings to adjoining property owners	Per mailing charge	\$2.00