



CITY OF CHARLESTON, SC

BUILDING AND TRADE PERMIT FEE SCHEDULE

APPROVED BY ORDINANCE NOS. 2017-131, 2019-064 & 2019-072

EFFECTIVE OCTOBER 1, 2019

APPLICABILITY

The following is a description of fees charged for permits issued by and for various services performed by the City of Charleston Building Inspections Division, Department of Public Service. Fees herein are only applicable for Building Inspections Division. Other fees may apply, but not limited to, the following: City Fire Marshals Division, City of Charleston Business License; South Carolina Contractor's License; City Engineering Services; Board of Architectural Review (BAR); Design Review Board (DRB); Board of Zoning Appeal (BZA) and; Technical Review Committee (TRC).

NOTES

1. No permit or certificate may be issued, or service rendered, until the applicable fees have been paid in full, unless authorized by the Chief Building Official or his/her designee.
2. Where the term "Residential" is used in this schedule, the fee is applicable to those residential buildings, structures and trades subject to the South Carolina Residential Code. Where the term "Commercial" is used in this schedule, the fee is applicable to all other buildings, structures and trades subject to the South Carolina Building Code or South Carolina Existing Building Code.
3. When fees are based on **construction cost**, the permit applicant shall, when requested, provide supporting documentation of the total construction cost. The total construction cost shall include all involved labor and material valued at the current retail market value, plus overhead and profit (total contract price.) A copy of a ratified contract between the party providing services (applying for permit) and the receiver of those services, or the detailed cost estimate will satisfy this requirement. When work involves a property owner exempt from state and local licensing, a copy of material estimates and/or contracts with applicable contractors will satisfy the requirements.

PERMIT APPLICATION FEE

A non-refundable permit application of \$40.00 is required for all building and trade permits. The application fee is in addition to any applicable permit fees.

PLAN REVIEW FEE

When the valuation of the proposed construction exceeds \$1,000 and building plans are required to be submitted for review and approval, a plan review fee shall be paid. The plan review fee shall be equal to one-half of the building permit fee. The plan review fee is in addition to the application and permit fee and includes the initial plan review and one follow-up plan review to verify corrections have occurred based on the initial plan review.

PLAN REVISION REVIEW FEE

Subsequent plan reviews for revised plans, beyond initial plan review as stated above, shall be assessed as follows:

COMMERCIAL CONSTRUCTION PROJECTS:

- ❖ \$100.00 per trade discipline - building, electrical, mechanical, plumbing, and fuel-gas.
- ❖ Additional permit fees shall be assessed when plan revisions, for updated project scope of work, results in an increase in construction cost. This fee is in addition to the plan revision review fee.

RESIDENTIAL CONSTRUCTION PROJECTS:

- ❖ \$50.00 per trade discipline - building, electrical, mechanical, plumbing, and fuel-gas.
- ❖ Additional permit fees shall be assessed when plan revisions for updated project scope of work results in an increase in construction cost. This fee is in addition to the plan revision review fee.

RE-INSPECTION FEE

A re-inspection fee of \$100.00 may be charged when a re-inspection is required as a result of the permit holder having failed to meet the requirements of the applicable code after the initial and follow-up correction inspection is required. In the event that more than one re-inspection is required to approve any element of construction for the same violations found in the initial inspection or if access cannot be achieved for a requested inspection, a re-inspection fee of \$100.00 will be applied to the subsequent inspections to satisfy the code requirements.

PENALTIES

Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall neither relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

REFUNDS

Refund of fees are only applicable to those services not yet rendered by The City and are only authorized by the Chief Building Official or his/her designee. A request, in the form of letter, shall be submitted stating what services have not been provided by the City and shall be reviewed and approved by the Chief Building Official or his/her designee prior to refunds issued by The City. Furthermore, such request shall be made within six (6) months from date of permit application or the last inspection.

EXEMPTIONS

The City of Charleston shall be required to obtain all applicable permits for City projects, but shall be exempt from assessment of any fees referenced in this Building and Trade Fee Schedule; provided, however, that The City shall be assessed for re-inspection and plan revision review fees, if required, as referenced in this Building and Trade Fee Schedule.

BUILDING PERMIT FEES

The total building permits fee includes the Application Fee, Permit Fee and Plan Review Fee (if applicable). **Note** - Permit fees are for the cost of building inspections. Separate permit fees for trade/sub inspections are stated below.

❖ RESIDENTIAL NEW CONSTRUCTION PERMITS

The permit fee for new residential buildings shall be calculated using the below construction valuation table for each construction area, summed and applied to the below permit fee table (*refer to example calculation on page 7*).

** Building permit fees for single family residential new construction are based on valuation of construction. Construction valuation is determined by the City’s Building Official, based on the most current Building Valuation Data, Square Foot Construction Costs, as published by the International Code Council. Upon determination of the valuation, the Building Official will set the amount of the permit fee according to the fee schedule.

There is a fee waiver of 100% for all building permit fees required for new construction of single family detached residences used only as Affordable Housing as that term is defined in Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) and so certified by the City’s Department of Housing and Economic Development. Requests for fee waivers should be submitted to the Building Inspections Division of the Department of Public Service.

APPLICATION FEE \$40.00 (The application fee is in addition to the Building Permit Fee and Plan Review Fee)

PLAN REVIEW FEE Equal to 50% of building permit fee

New Residential Valuation Table	
<i>Project Area</i>	<i>Construction Cost per Square Foot (ft²)**</i>
Building Structures, Finished Areas	\$116.15/ft ²
Building Structures, Unfinished Areas	\$45.92/ft ²
Accessory Structures, Heated	\$116.15/ft ²
Accessory Structures, Unheated	\$45.92/ft ²
Porches, decks, Patios	\$45.92/ft ²

Building Permit Fee Table	
<i>Construction Valuation</i>	<i>Valuation Based Building Permit Fee Rate</i>
\$1000 or less	Application Fee Only – The application fee may not be required, refer to the Code of the City of Charleston, Section 27, Article II, Chapter 7, §109.2(c)
\$1,001 to \$50,000	\$15.00 for the first \$1,000 construction valuation, plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$260.00 for the first \$50,000 construction valuation, plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$460.00 for the first \$100,000 construction valuation, plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000
\$500,001 and up	\$1660.00 for the first \$500,000 construction valuation, plus \$2.00 for each additional thousand or fraction thereof

BUILDING PERMIT FEES (CONTINUED)

The total building permits fee includes the Application Fee, Permit Fee and Plan Review Fee (if applicable). **Note** - Permit fees are for the cost of building inspections. Separate permit fees for trade/sub inspections are stated below.

The below fees are applicable for the following list of projects:

- ❖ **RESIDENTIAL - ALTERATIONS & REPAIRS**
- ❖ **COMMERCIAL – NEW CONSTRUCTION, ALTERATIONS & REPAIRS**
- ❖ **ALL SWIMMING POOLS – NEW CONSTRUCTION, ALTERATIONS & REPAIRS**
- ❖ **DEMOLITION OF A BUILDING/STRUCTURE**

Fees are based on total **construction cost**, which includes all involved labor and materials, valued at the current retail market, plus overhead and profit (total contract price)

APPLICATION FEE \$40.00 (The application fee is in addition to the Building Permit Fee and Plan Review Fee)

PLAN REVIEW FEE Equal to 50% of building permit fee

Building Permit Fee Table	
<i>Construction Cost</i>	<i>Construction Cost Based Building Permit Fee Rate</i>
\$1000 or less	Application Fee Only
\$1,001 to \$50,000	\$15.00 for the first \$1,000 construction valuation, plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$260.00 for the first \$50,000 construction valuation, plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$460.00 for the first \$100,000 construction valuation, plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000
\$500,001 and up	\$1660.00 for the first \$500,000 construction valuation, plus \$2.00 for each additional thousand or fraction thereof

TRADE/SUB PERMIT FEES

ELECTRICAL PERMITS

APPLICATION FEE \$40.00 (The application fee is in addition to the Electrical Permit Fee)

Electrical Permit Fee Table	
<i>Project Scope</i>	<i>Electrical Permit Fee Rate</i>
New, Replacement or Upgrade Service	\$0.25 per ampere (amp)
Electrical Safety	\$30.00 (No Application Fee)
Temporary Power Pole	\$40.00 (No Application Fee)

PLUMBING PERMITS

APPLICATION FEE \$40.00 (The application fee is in addition to the Plumbing Permit Fee)

Plumbing Permit Fee Table	
<i>Project Scope</i>	<i>Plumbing Permit Fee Rate</i>
Each Plumbing Fixture	\$3.50
Building Water Supply – New, Replacement or Repair	\$10.00
Building Sewer – New, Replacement or Repair	\$10.00

FUEL GAS PERMITS

APPLICATION FEE \$40.00 (The application fee is in addition to the Fuel Gas Permit Fee)

Fuel Gas Permit Fee Table	
<i>Project Scope</i>	<i>Fuel Gas Permit Fee Rate</i>
One to Four Outlets	\$10.00
Each Additional Outlet	\$2.00

MECHANICAL PERMITS

APPLICATION FEE \$40.00 (The application fee is in addition to the Mechanical Permit Fee)

Mechanical Permit Fee Table	
<i>Project Scope</i>	<i>Mechanical Permit Fee Rate</i>
Mechanical - New, Alterations, Repairs and Replacements	\$10.00 for the first \$1,000 construction cost, plus \$2.00 for each additional \$1,000 or fraction thereof

MISCELLANEOUS PERMIT FEES

MOVING BUILDING/STRUCTURE PERMIT

The fee to move a building or structure from one lot and relocate it to another lot, or to a new location on the same lot

PERMIT FEE \$100.00 (No application fee)

MANUFACTURED BUILDING/STRUCTURE – “MOBILE-HOME” - PERMIT

Manufactured residential dwellings are not subject to the above fees as the plan review and inspections are conducted off site by a state approved third party service. The below plan review service and permit fee include the associated foundation, site grading and subsequent added building features. Separate trade/sub permits are required for the connection to water supply, sanitary sewer, fuel gas, electricity and to set exterior mechanical equipment.

PERMIT FEE \$50.00 (No application fee)

BOARD OF APPEALS – CONSTRUCTION CODES

APPLICATION FEE \$100.00

FEE CALCULATION EXAMPLE

New Residential Project

Scope – 1,200ft² finished area, 250ft² unfinished area and 300ft² accessory heated area, requires a plan review.

Step 1: Construction Valuation Calculation

New Single Family Residential Valuation Table	
<i>Project Area</i>	<i>Construction Cost per Square Foot (ft²)</i>
Building Structures, Finished Areas	\$116.15/ft ²
Building Structures, Unfinished Areas	\$45.92/ft ²
Accessory Structures, Heated	\$116.15/ft ²
Accessory Structures, Unheated	\$45.92/ft ²
Porches, decks, Patios	\$45.92/ft ²

Construction Valuation = (1,200 ft² finished area x \$116.15/ft²) + (250 ft² unfinished area x \$45.92/ft²) + (300 ft² accessory heated area x \$116.15/ft²) = \$185,705.00

Step 2: Valuation Based Permit Fee Calculation

Building Permit Fee Table	
<i>Project Cost</i>	<i>Valuation Based Permit Fee Rate</i>
\$100,001 to \$500,000	\$460.00 for the first \$100,000 construction valuation, plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000

Valuation Based Building Permit Fee = \$460.00 for the first \$100,000.00 construction valuation, plus \$3.00 for each additional thousand dollars of valuation, or fraction thereof, up to and including \$500,000.00

Valuation Based Permit Fee = \$460.00 + (\$3.00 x 86 [cost for remaining \$85,705.00 worth of work]) = \$718.00

Step 3: Plan Review Fee Calculation

Valuation Based Permit Fee (from above calculation) = \$718.00

Plan Review Fee = \$718.00 ÷ 2 (Plan review fee is half of the valuation based permit fee) = \$359.00

Step 4: Total Building Permit Fee

Total Building Permit Fee = Application Fee + Valuation Based Building Permit Fee + Plan Review Fee

Total Building Permit Fee = \$40.00 + \$718.00 + 359.00 = \$1,117.00

Total Building Permit Fee = \$1,117.00 (does not include associated sub/trade permit fees)