

Town of Southern Pines
 Planning / Inspections Department

(910) 692-4003 Phone
 Mike Garner, Chief Building Inspector

180 SW Broad Street

(910) 692-9495 Fax
 John Bullock, Building Inspector III

FEEES AND CHARGES FOR SERVICES

Building Permit Fees:	\$.15 per sq. ft gross
Including Alteration/Remodeling/Additions (<u>minimum of \$50.00</u>)		footprint of construction
Commercial up fit (<u>minimum of \$50.00</u>)	\$.10 per sq. ft
State Required Homeowners Recovery Fee:	\$	10.00*
licensed General Contractors and Q!!!ly on residential contracts		
Electrical Permits:		
Residential & Commercial (up to 200 amps)	\$	110.00
Each additional 200 amp	\$	100.00
Temporary Service Pole	\$	50.00
Change of service panel or alterations	\$	50.00
Temporary power turn on	\$	100.00
Commercial:		
Other mise, electrical permits (generator, transformer, etc.)	\$	50.00
Plumbing Permits		
Residential & Commercial (minimum)	\$	50.00
Plus each fixture	\$	5.00 each
Mechanical Permits:		
Residential – (1) one system	\$	50.00
Each additional system	\$	50.00
Commercial- per ton	\$	75.00 min plus \$10.00
		Per ton
**Gas line only	\$	50.00
**Commercial range & grease hoods	\$	50.00
**Commercial change out	\$	50.00
**Other misc. mechanical permits	\$	50.00
Insulations Permits:		
Residential	\$.03 per square foot
Commercial	\$.04 per square foot
Miscellaneous Permits:		
Demolition Permit	\$	120.00
Moving and Relocation of structure	\$	120.00
Swimming Pool (includes electrical and barriers/fences around pool)	\$	120.00
Fuel/Petroleum storage tanks (above and below ground)	\$	60.00
Petroleum products dispensers (first dispenser)	\$	40.00
Each addition dispenser	\$	20.00
Fire sprinkler system (100 heads- includes plan review)	\$	100.00
Each addition head beyond 100 heads	\$.75
Fire alarm systems: telephone controlled systems, other remote radio controlled and		
Fire suppression systems	\$	50.00
Tents- open sided	\$	50.00
Business license Inspection	\$	50.00
Awnings/ Signs (per sign)	\$	50.00
Day Care Inspections	\$	50.00
Manufactured Housing:		
Modular construction (NC Building Code)		use residential fees
Single-wide (HUD approved)	\$	100.00
Double-wide and triple-wide	\$	125.00

***** PENALTIES:

IF NO PERMIT BEFORE WORK BEGINS		DOUBLE FEE
Re-inspection for work not ready when inspection is called for per trade	\$	50.00 First Time
		\$ 100.00 Second Time
Each time over second time previous fee doubled		

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Bart Nuckols, Planning Director

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Board of Adjustment Variance	\$ 85.00
Board of Adjustment Appeal	\$ 85.00
Board of Adjustment Interpretation of a zoning map	\$ 85.00
Ordinance Map/ Text Amendment	\$ 800.00
Subdivision review minor final plat	\$ 150.00
Subdivision review major final plat	\$ 150.00 plus \$10.00 per lot over 10 lots
Exempt Subdivision	\$ 25.00
Historic District Certificate of Appropriateness Major Works	\$ 480.00
Historic District Certificate of Appropriateness Minor Works	\$ 90.00
Conditional Use Permit	\$ 800.00
<u>Site Plan Review:</u>	
Singled Family Residence	\$ 50.00
Commercial / Multi-family less than (1) one acre	\$ 200.00
Commercial / Multi-family greater than {1) one acre	\$ 200.00 plus \$100.00 per acre
Re-review fee	Previous fee
Zoning compliance permit	\$ 35.00
Zoning certification letter	\$ 35.00
Architectural Review Up to 3499 Sq. Feet	\$ 100.00
Architectural Review 3500 Sq. Feet or greater	\$ 300.00
Planned Development Project (Conceptual, Preliminary, Final Development Plan included)	\$ 800.00
Planned Development Project Development Agreement	\$ 800.00