

CITY OF CHARLESTON PERMIT FEES

PLEASE NOTE: these fees are only applicable for the Building Inspections Division; other fees may apply (Business License, Contractor Card, Engineering Encroachment, and any BAR, DRB, BZA, or TRC fees).

*** FOR ALL NEW CONSTRUCTION, ****

The total building permit fee will include the following: *BUILDING PERMIT FEE* (VALUATION-BASED), *PLAN-CHECKING FEE*, *IMPACT FEE(S)*, and *APPLICATION FEE*. Subcontractor fees are not included and will be determined separately.

*** FOR ALL RENOVATIONS/ALTERATIONS, ****

The total building permit fee will include the following: *BUILDING PERMIT FEE* (VALUATION-BASED), *PLAN-CHECKING FEE*, and *APPLICATION FEE*. Subcontractor fees are not included and will be determined separately.

SCHEDULE OF FEES		
Building Permit Fee	Cost of Job	Rates
VALUATION BASED	\$1,000 and less	\$20 Application Fee
	\$1,000 to \$50,000	\$20 Application Fee \$15.00 for the first \$1,000 plus \$5 for each additional thousand or fraction thereof, to and including \$50,000
	\$50,000 to \$100,000	\$20 Application Fee \$260 for the first \$50,000 plus \$4 for each additional thousand or fraction thereof, to and including \$100,000
	\$100,000 to \$500,000	\$20 Application Fee \$460 for the first \$100,000 plus \$3 for each additional thousand or fraction thereof, to and including \$500,000
	\$500,000 and up	\$20 Application Fee \$1,660 for the first \$500,000 plus \$2 for each additional thousand or fraction thereof
FOR SINGLE-FAMILY CALCULATIONS ONLY: Multiply cost per square footage of area and add all together for total estimation. <i>Finished area: \$65</i> <i>Unfinished area: \$22.5</i> <i>Accessory, heated: \$65</i> <i>Accessory, unheated: \$22.5</i> <i>Porch, deck, patio: \$22.5</i> <i>Sprinkled area: \$65</i>		
Plan-Checking Fees	When the valuation of the proposed construction exceeds \$1,000 and a plan is required to be submitted, a plan-checking fee shall be paid. Said plan-checking fee shall be equal to one-half of the building permit fee. Such plan-checking fee is in addition to the building permit fee	
Impact Fee	Residential : \$82 Environmental \$79 Public Safety	Commercial: \$0.04 per square foot
Moving Fee	For the moving of any building or structure, the fee shall be \$100	
Demolition Fee	0 up to 100,000 cu ft. = \$50 100,000 cu ft. and over = \$0.50/1,000 cu ft.	
Mechanical Fees:	\$30 for the first 1,000, \$2 for each additional \$1,000	
Plumbing Fees	\$20 permit fee, \$2.50 per fixture, \$5 sewer, \$5 water	
Gas Fees	\$20 for the first outlet, \$2 for each additional outlet	
Electrical Fees:	\$50 up to 200 amps, \$0.10 per each additional amp \$25 temporary pole charge	
Fire Permits:	\$40 per permit	
Re-Inspection Fee:	\$30	
Manufactured Housing: (mobile home)	\$50	

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 not 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.