

# FORSYTH COUNTY

## BOARD OF COMMISSIONERS

MEETING DATE: JUNE 27, 2013 AGENDA ITEM NUMBER: 13

**SUBJECT: ORDINANCE AMENDING CHAPTER 7 OF THE FORSYTH COUNTY CODE,  
BUILDINGS AND BUILDING REGULATIONS  
(CITY/COUNTY INSPECTIONS)**

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:** Recommend Approval

**SUMMARY OF INFORMATION:**

Inspection fees for the City/County Inspections Department have remained unchanged since 2004. The City of Winston-Salem's Citizen's Organizational Efficiency Review Committee proposed an across the board fee increase of 10% for all Inspection Fees. While Inspections staff agrees with the need to implement a fee increase, an across the board increase does not accurately reflect the needs of the Inspections Division. First, there are many fees that do not need adjusting and secondly, and more importantly, an across the board increase disproportionately impacts the cost of smaller, more affordable homes and projects (as a percentage of total cost).

For these reasons, Inspections staff recommends a tiered approach to residential building and trade permits, increasing the commercial building permit fee multiplier, and raising the cost of the minimum permit fee.

Under the tiered approach: 1) the permit fees increase as the square footage of the house increases; 2) the current fee schedule/multiplier for commercial projects fails to provide for the cost recovery for the Construction Control function; and 3) the current fee schedule establishes the minimum permit fee cost as a rate much too low to cover the cost of the required inspections. The current fee schedule allows for building and trade permits to be purchased based on a dollar amount for the project.

The attached County Code amendment outlines the various fee changes proposed.

ATTACHMENTS:  YES  NO

SIGNATURE: *J. Dudley Watts, Jr.* DATE: June 27, 2013  
COUNTY MANAGER

**ORDINANCE AMENDING CHAPTER 7 OF THE FORSYTH COUNTY CODE BUILDINGS AND BUILDING REGULATIONS**

BE IT ORDAINED by the Board of Commissioners of Forsyth County as follows:  
 (~~strikeouts~~ are to be deleted and bold underlines are to be inserted)

**Section 1.** Chapter 7, ARTICLE II. BUILDING PERMITS AND INSPECTIONS, Section 7-18, Permit fees generally to be amended as follows:

- (a) Permit fees for ~~nonresidential~~ and existing residential nonresidential construction\*\*. For all existing nonresidential construction, alterations, and ~~additions~~ remodels, repairs, demolitions or expenditures for improvements on existing residential nonresidential buildings, other than painting, the Inspections Director, or designee, shall charge for each and every building on which permits are granted the following fees for inspections, based on the value of the work, such fees to be paid in advance:

<i>Value</i>	<i>Fee</i>	
\$0.00 through \$5,000.00.....	\$45.00	<u>\$65.00</u>
\$5,000.01 through \$50,000.00.....	45.00	<u>\$65.00</u>
Plus, for each \$1,000.00 of value or fraction thereof over \$5,000.00.....	-3.50	<u>\$4.00</u>
\$50,000.01 through \$100,000.00.....	202.50	<u>\$232.00</u>
Plus, for each \$1,000.00 of value or fraction thereof over \$50,000.00.....	2.70	<u>\$3.00</u>
\$100,000.01 through \$500,000.00.....	337.50	<u>\$388.00</u>
Plus, for each \$1,000.00 of value or fraction thereof over \$100,000.00.....	2.25	<u>\$2.60</u>
\$500,000.01 and above.....	1,237.50	<u>\$1,425.00</u>
Plus, for each \$1,000.00 of value or fraction thereof over \$500,000.00.....	2.10	<u>\$2.40</u>
<del>Maximum fee for one and two-family residential additions, alterations and repairs</del>	<del>263.00</del>	
Inspection of day care/adult day care/family group home facility.....		<u>\$150.00</u>
Manufactured home permit.....		<u>\$100.00</u>
Modular home permit.....		<u>\$100.00</u>
<u>Commercial Building Evaluation.....</u>		<u>\$250.00</u>
Temporary Certificates of occupancy (TCO).....		<u>\$50.00</u>
plus, per unfinished trade.....		<u>\$35.00</u>
Foundation only permits (added to cost of permit).....		<u>\$225.00</u>
Parking Lot Permit (Stand Alone Permit).....		<u>\$150.00</u>

(b) *Permit fees for new residential construction.* The following fees shall be charged for permits on new construction/**additions** of residential dwelling units, including single-family dwellings, townhouses, condominiums, duplexes and apartment buildings. ~~Fee is based on gross square footage of building.~~ **Fees for new construction/additions of single family/duplex units are based on gross square footage of building. Fees for townhouses, condominiums, twin home, urban home and apartments are calculated per unit.**

	Building**	Electrical*	Plumbing	Mechanical Electrical	Mechanical Fossil-Fuel	Gas Appliances As Separate Permit
Single-family: —0 to 2,000 square feet	\$206.00	\$138.00	\$162.00	\$86.00	\$92.00	\$61.00
—2,001 to 3,000 —square feet	263.00	178.00	178.00	92.00	100.00	61.00
—Above 3,000 —square feet	295.00	277.00	195.00	100.00	110.00	61.00
	Building**	Electrical*	Plumbing	Mechanical Electrical	Mechanical Fossil Fuel	Gas Appliances as Separate Permit
<b><u>Single Family Residential</u></b> <b><u>(per sq. ft.)</u></b>	<b><u>\$0.15</u></b>	<b><u>\$0.09</u></b>	<b><u>\$0.09</u></b>	<b><u>\$0.09</u></b>	<b><u>\$0.09</u></b>	<b><u>\$100.00</u></b>
<b><u>Single Family Additions</u></b> <b><u>(per sq. ft.)</u></b>	<b><u>\$0.15</u></b>	<b><u>\$0.09</u></b>	<b><u>\$0.09</u></b>	<b><u>\$0.09</u></b>	<b><u>\$0.09</u></b>	<b><u>\$100.00</u></b>
Townhouse, Condo, twin home, urban home per unit:	<u>\$206.00</u>	<u>\$138.00</u>	<u>\$162.00</u>	<u>\$86.00</u>	<u>\$100.00</u>	61.00 <u>\$100.00</u>
Duplex: <b><u>per unit</u></b> <b><u>(Per sq. ft.)</u></b>	261.00 <b><u>\$0.15</u></b>	145.00 <b><u>\$0.09</u></b>	113.00 <b><u>\$0.09</u></b>	98.00 <b><u>\$0.09</u></b>	135.00 <b><u>\$0.09</u></b>	92.00 <b><u>\$100.00</u></b>
Apartment, First unit:	<u>\$206.00</u>	<u>\$90.00</u>	<u>\$71.00</u>	<u>\$98.00</u>	<u>\$100.00</u>	<u>\$100.00</u> 49.00
Each additional unit in building:	<u>\$53.00</u>	<u>\$55.00</u>	<u>\$41.00</u>	<u>\$23.00</u>	<u>\$32.00</u>	<u>\$12.00</u>

\* Does not include temporary saw service.

**Existing residential construction. The following fees shall be charged for permits on existing residential construction for alterations, remodels, repairs, demolitions, and improvements to existing single family residential structures.**

	<u>Building</u>	<u>Electrical</u>	<u>Plumbing</u>	<u>Mechanical</u>	<u>Gas Fireplaces</u>
<u>Single Family</u>	<u>\$0.08</u>	<u>\$0.05</u>	<u>\$0.05</u>	<u>\$0.05</u>	<u>\$100.00</u>
<u>Alt./Repairs</u>					

**Minimum Fee: \$100 minimum Building Fee + \$65 minimum Fee per Trade.**

\*\*In addition to the above fees, a Homeowner’s Recovery Fund fee is collected in accordance with G.S. 87-15.6 for all single family dwelling permits issued to North Carolina licensed contractor.

(c) Upon application to the Inspections Director, or designee, for a building permit for new nonresidential construction and residential and nonresidential additions, the permit applicant shall pay a building permit fee based on the actual cost of construction, which shall be a cost not less than seventy five (75%) percent of the square foot value for the type of construction and occupancy obtained from the most recent “Building Valuation Data” table for North Carolina published by the International Code Council, Inc. Building permit fees for new residential construction shall be as provided in subsection (b).

**Section 2. Chapter 7, ARTICLE III. PLUMBING PERMITS AND INSPECTIONS, Section 7-39.**  
*Inspection fees to be amended as follows:*

(a) Fee schedule. Before a permit shall be granted for the construction or alteration of a plumbing or drainage system, as provided in the plumbing code referred to in section 7-2, the applicant shall pay to the City of Winston-Salem an inspection fee in accordance with the following schedule:

(1) New residential construction. Fees for new residential construction are set forth in subsection 7-18(b).

(2) Nonresidential construction. For nonresidential construction and alterations, additions and repairs to existing residential buildings the following fees shall apply:

- a. Plumbed fixtures, appliances, interceptors and sewer ejectors to be installed or replaced, including but not limited to sinks, water closets, floor drains, dishwashers, disposals and water heaters ..... \$10.00
- b. Installation or replacement of building sewer or drains, per 200 feet or part thereof ..... \$16.00
- c. Installation or replacement of building water lines when not in conjunction with one of the items listed in subsection (2)a or b of this section ..... 44.00 \$65.00
- d. Installation or replacement of gas outlets or

	gas house connections, each.....	\$7.00
e.	Installation of medical gas, per station outlet.....	\$10.00
f.	Minimum fee.	
	The total of fees due for any permit shall be not less than.....	45-00 <u>\$65.00</u>

**Section 3.** Chapter 7, ARTICLE IV. HEATING CODE, DIVISION 2. PERMITS AND FEES, Section 7-86. Schedule of permit fees to be amended as follows:

(a) *Fees for new residential construction.* Fees for new residential construction are set forth in subsection 7-18(b).

(b) *Fees for nonresidential construction and existing residential buildings.* For nonresidential construction and alterations and repairs to existing residential buildings, the following fees shall apply:

(1) *Heat-producing equipment.* Permit fees for installation, conversion or replacement of the following shall be in accordance with Schedule I:

- a. Each boiler, furnace, or air handler with electric heat, including the duct distribution system therefor when covered by the same permit, fired by fossil fuel, solid fuel, electricity or solar energy.
- b. Each floor furnace, wall circulator or heater, circulating heater, direct-fired unit heater, gas radiator, blast furnace, rotary dryer, annealing furnace, duct heater or industrial oven fired by fossil fuel, solid fuel, electricity or solar energy.
- c. Each domestic or commercial hot water system fired by fossil, solid or solar energy.
- d. Nonresidential gas-fired cooking appliances.
- e. Conversion or replacement of any of the equipment mentioned in this subsection.

Schedule I

Residential, per unit listed above.....	\$21.00
Nonresidential, per unit listed above:	
0 to 150,000 Btu/hr or 0 to 45 kw.....	\$25.00
Over 150,000 Btu/hr or over 45 kw.....	\$108.00
<u>Residential or Nonresidential:</u>	
Fan coil units, unit heaters, variable air volume controls, infrared radiant heating units or heat strips in through-the-wall heat pumps having no duct work, each .....	\$5.25

(2) *Heat pumps; air conditioning.* Permit fees for installation or replacement of the following shall be in accordance with Schedule II:

- a. Each heat pump and air conditioning unit, including major components and the duct distribution system therefor when covered by the same permit, or major component only.
- b. Installation or replacement of duct system only.

Schedule II

Residential, per unit listed above.....	\$21.00
Nonresidential, per unit listed above (nominal compressor rating): .....	
0 to 25 tons.....	<u>\$25.00</u>
Over 25 tons .....	<u>\$108.00</u>
Duct only.....	<u>\$21.00</u>
Residential or Nonresidential; .....	
Fan coil units, unit heaters, variable air volume controls, infrared radiant heating units or heat strips in through-the-wall heat pumps having no duct work, each.....	<u>\$5.25</u>

(3) *Nonresidential exhaust systems.* Permit fees for installation or replacement of the following shall be in accordance with Schedule III:

- a. Each Type I or Type II hood over appliances (in other than residential use), such as dishwashers and appliances for frying, barbecuing, broiling and baking of foods, including the exhaust duct system therefor when covered by the same permit.
- b. Each exhaust system (in other than residential use) including ducts and make-up air for hoods, commercial and industrial exhaust systems, measured by the cubic feet per minute listed on each unit.

Schedule III

Exhaust systems, each (cubic feet per minute):.....	
0 to 2,000 CFM .....	\$86.00
2,001 to 3,000 CFM.....	<u>\$123.00</u>
3,000 to 5,000 CFM.....	<u>\$154.00</u>
Over 5,000 CFM.....	<u>\$500.00</u>
c. Each through the wall or roof exhaust with no more than 10 feet of attached duct, individual bathroom exhaust.....	<u>\$5.25</u>

(4) *Gas outlets.* Permit fees for installation or replacement of gas outlets shall be in accordance with Schedule IV:

- a. Each gas or fuel outlet for appliances in residential use, including but not limited to clothes dryers, ranges and gas lights.
- b. Gas house connections.
- c. Installation of medical gas.

Schedule IV

Gas or fuel outlets, each .....	\$8.00
Gas house connections, each .....	<u>\$8.00</u>
Medical gas, per station outlet .....	<u>\$10.00</u>

(5) *Refrigeration units.* Permit fees for installation, repair or replacement of refrigeration units and refrigerant lines shall be in accordance with Schedule V:

Schedule V

Refrigeration units:.....	
0 to 10 horsepower, per system .....	\$25.00
10.1 to 20 horsepower, per system .....	<u>\$63.00</u>
Over 20 horsepower, per system .....	<u>\$270.00</u>
Refrigeration line, per line .....	<u>\$21.00</u>

(6) The total of fees due for any permit shall be not less than ~~forty five~~ sixty five dollars ~~(\$45.00)~~ (\$65.00).

**Section 4.** *Chapter 7, ARTICLE VI. ELECTRICITY, Section 7-103. Permit fee schedules to be amended as follows:*

Before any permit is granted for the installation or alteration of electrical equipment, the person making application for such permit shall pay to the city a fee in the following amount:

Schedule I. Fees for new residential construction established by Subsection 7-18(b).

Schedule II. Nonresidential Construction and Additions, Alterations and Repairs to Existing Residential Buildings.

(1) Rough hot outlets and fixtures:.....		
1-50 .....		\$24.00
51-100 .....		<u>\$ 47.00</u>
101-500 outlets.....		<u>\$122.00</u>
Over 500 outlets, each additional 100 outlets or part thereof.....		<u>\$26.00</u>
(2) Appliances and equipment, (including but not limited to ranges, furnaces, dishwashers, subpanels, etc.) each appliance: .....		<u>\$7.50</u>
(3) General:.....		
Temporary Saw Service ...	48.00	<u>\$65.00</u>
Change of Service:.....		

Residential .....		<u>\$84.00</u>
Commercial .....		<u>\$102.00</u>
Reconnect current:.....		
Residential .....	48.00	<u>\$65.00</u>
Commercial .....		<u>\$84.00</u>
Temporary Current:.....		
Individual meters .....		<u>\$ 75.00</u>
Gang meters, per gang .....		<u>\$100.00</u>
Manufactured Homes or Trailers, and Modular Homes .....	-60.00	<u>\$65.00</u>
Swimming Pools .....		<u>\$138.00</u>
Bonding only .....	50.00	<u>\$65.00</u>
Signs: .....		
Free standing, off/on premise, each sign		<u>\$70.00</u>
Christmas Tree Lots .....		<u>\$70.00</u>
Transmission towers .....		<u>\$70.00</u>
(4) Other (each):.....		
CATV Amplifiers .....		<u>\$7.50</u>
Gasoline Dispensers .....		<u>\$7.50</u>
Welding Machines .....		<u>\$7.50</u>
Generators .....		<u>\$7.50</u>
Control Wiring, per device .....		<u>\$7.50</u>
Room Air Conditioners .....		<u>\$7.50</u>
Heat Cables, Wall or Baseboard Heat .....		<u>\$7.50</u>
Electric Signs, <u>wall, roof, or projecting, each</u> .....		<u>\$7.50</u>
Outdoor Lighting, each circuit .....		<u>\$7.50</u>
Duct Banks, per 50 feet or part thereof .....		<u>\$7.50</u>
(5) Electric Heat and Air Conditioning:.....		
a. Residential:.....		
Each heating unit .....		<u>\$24.00</u>
Each air conditioning unit .....		<u>\$24.00</u>
b. Commercial:.....		
Each heating unit .....		<u>\$42.00</u>
Each air conditioning unit .....		<u>\$42.00</u>
(6) Motors and Horsepower (not a component of a listed unit): Each motor .....		<u>\$19.00</u>
(7) Minimum Fee: with the exception of a temporary saw service, the total of fees due for any permit shall be not less than.....	45.00	



**(7) Minimum Fee**

**The total of fees due for any permit shall be not less than ...** **\$65.00**

~~(8) Maximum Fee for additions, alterations and repairs to existing one family and two family residential buildings:  
The total cost shall not exceed:~~ ~~178.00~~

**Section 5.** This ordinance shall be effective on ~~October 1, 2004~~ **July 1, 2013 or upon adoption if adopted after July 1, 2013.**