

RICHLAND COUNTY BUILDING CODES AND INSPECTIONS FEE SCHEDULE

Permit fees for each category of work will be calculated on a per-building basis and shall be based on the total contract price or total value of work to be done or the per square foot values, for construction, as reported in the international code council building safety journal for building valuation data, with one and two family dwellings calculates as follows Average \$57.92 (less than 2,500 square feet of heated area); Best \$73.72 (2,500 square feet or more of heated area). The following dollar value and schedule will be used in calculating permit fees for each category of work to be performed.

- (1) **Commercial construction and renovation:** Building, plumbing, gas, mechanical, roofing, sign, pool, barrier, storage, deck, building and fire protection, hood and/or fire suppression, electrical, communications, Security, sound and telephone systems:

TOTAL VALUE	FEE
Up to - \$5000.00	\$52.66
\$5000.01 - \$100,000	\$52.66 for the first \$5000.00 plus \$9.48 per \$1000.00 or fraction thereof
\$100,000.01 - \$1,000,000	\$953.26 for the first \$100,000 plus \$4.21 for each additional \$1000.00 or fraction thereof
\$1,000,000.01 - \$5,000,000	\$4,742.26 for the first \$1,000,000 plus \$3.16 for each additional \$1000.00 or fraction thereof
Over \$5,000,000	\$17,382.26 for the first \$5,000,000 plus \$2.10 for each additional \$1000.00 or fraction thereof

- (2) **One and two-family dwelling construction and renovation and townhouses:**

Building, plumbing, gas, mechanical, electrical, roofing, pool, barrier, deck, storage.

Townhomes include fire protection communications, security, sound and telephone systems due to firewalls:

TOTAL VALUE	FEE
Up to - \$5000.00	\$21.07
Over \$5000	\$21.07 for the first \$5,000 & \$4.21 for each additional \$1000.00 or fraction thereof

- (3) **Construction Trailer permits:** \$52.66

- (4) **Demolition permits:**

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| (A) Residential Storage or garage detached | \$26.33 |
| (B) One story residence | \$52.66 |
| (C) Two story residence | \$78.99 |
| (D) Commercial Building | \$157.97 |
| (E) Three-story or more | \$210.62 plus \$26.33 per story
(Basement counts as a story) |

- (5) **Land development/Zoning Permits:** (one and two family only)

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| (A) Detached garage and/or storage building: | \$5.27 |
| (B) Single Family dwelling \$10,000 or less | \$5.27 |
| (C) Single Family dwelling \$10,000 or greater | \$10.53 |
| (D) Two Family dwellings | \$15.80 |

NOTE: All structures, modular units and mobile homes moved within or into Richland County require zoning, building, and may require plan approvals prior to moving and relocation. All permits shall be obtained and fees paid prior to any move. All structures and modular units are classified as new construction for code compliance and are permitted as new construction. Permit shall be good for a maximum of 120 days from date of issuance and structure or modular unit completed and final inspections made with certificate of occupancy issued.

(6) Miscellaneous/additional fees:

(A) Re-inspection: The fee for inspections resulting from work not ready for inspection or disapproved after the first re-inspection, shall be **\$31.59** and **\$52.66** for each additional re-inspection.

(B) Commencing work without a permit:
Where work requiring a permit begins prior to obtaining a permit, the applicable fee shall be double the amount of the usual permit fee.

(C) Inspections: Where no other fee is indicated, or the inspection is not required: \$26.33

(D) Plan review fee: Plan review fees shall be paid in advance for commercial projects, to include townhouses.

Residential: One and Two Family construction	\$10.53
Commercial Construction & Townhouses:	19 % of permit fee

Note: Percent (%) of permit fee is based on **total** construction cost.

(E) Structures located within the floodplain: Elevation certificates and inspections checklist fee of \$52.66 shall be required for new construction, additions, renovations, fences, pools, storage buildings and similar structures.

(F) Electrical, Plumbing, Gas and HVAC Subcontractor: Permits are not required for new construction, additions and remodeling work for residential property permitted by a licensed builder provided that the subcontractors are licensed with South Carolina division of LLR, have business license with Richland County, and are listed on the building permit application. Any subcontractor changes shall be reported before new subcontractor's work commences.

(G) Permit Transfer fee:	\$521
(H) Permit Refund fee: (less inspections made	\$10.53
(I) Appeal of Building Official's decision:	\$26.33
(J) Manufactured home set up or de-title fee:	\$142.18
(K) Residential Metal buildings or contract price	\$15.26 sq. ft.
(L) Open decks or open porches or contract price	\$15.26 sq. ft.
(M) Pole buildings based on contract price	\$7.90 sq. ft.
(N) Garages attached/detached no room over, storage building, and screen porches	\$28.96 sq. ft.
(O) Residential Boarded Structure fee:	\$26.33
(P) Mix Use and Commercial Boarded fee:	\$52.66

Section 6-51(a) Notwithstanding any other provision of this chapter, when a licensed contractor secures a building permit for the construction of a building or structure, an appropriate permit fee prescribed by the building permit fee schedule will be paid by the contractor. Subcontractor(s) performing work for a licensed contractor will obtain permit(s) for their respective appurtenances, and pay a fee, except for a single family residence. Trade qualifications, license and state bond as required shall be provided for all work. The subcontractor's application will display the contractor's name and building permit number so that all permits relating to the same construction can be assimilated. Under extenuating circumstances, the building official shall have the authority to adjust the building permit fee.