

CHAPTER II. BUILDING STANDARDS

ARTICLE A. BUILDING STANDARDS

Note: Effective July 1, 2017, a permit fee increase of 10% shall be assessed to support technology development and implementation. Funds from the increase will serve to provide increased customer service for permitting, plan review, inspections, and planning. No technology fee will be charged for the following: Re-inspection, After-hours Inspections, Temporary Certificate of Occupancy, Plan Submittal Fee or Small Cell Wireless Permits.

Section 1. Residential.

- Permits/new and additions (attached, heated, or unheated and heated detached): Permit fees for building, electrical, plumbing, and mechanical permits shall be determined by multiplying the total gross building floor area, (under roof) by a cost per square foot of \$0.5175. Minimum permit fee is \$75.
- Permits/new and additions (detached, unheated): Permit fees for building and electrical permits shall be determined by multiplying the total gross building floor area by a cost per square foot of \$0.1890. Minimum permit fee is \$75. Other standalone permits may apply.
- Permits for swimming pools determined by multiplying gross area of pool and concrete or decking around pool by a cost per square foot of dollars \$0.1439. Minimum permit fee is \$75.
- These permits will be affected by a \$10 surcharge effective August 1, 2003 as mandated by the N.C. General Assembly Senate Bill 324 ratified on July 18, 2003 – “Homeowners Recovery Fund” (G.S. 87-15.6(b)), for all new single family residential dwelling unit construction, or additions and alterations (no technology fee will be applied).

Effective July 1, 2024.

Section 2. Commercial.

Permit fees for building, electrical, plumbing and mechanical permits shall be determined by multiplying the total gross building floor area by the cost per square foot for each trade as shown below:
(minimum permit fee is \$150)

Table A. City of Monroe Square Foot Multiplier

OCCUPANCY GROUP	12,000 SF & LESS	>THAN 12,000 SF
Assembly	.19	.17
Business	.21	.19
Educational	.13	.11
Factory/Industrial	.11	.09
Hazardous	.19	.17
Institutional	.19	.17
Mercantile	.07	.06
Residential	.17	.15
Storage	.10	.08
Utility	.05	.04

Building Permits will be affected by a \$10 surcharge effective August 1, 2003 as mandated by Senate Bill 321 "Homeowners Recovery Fund" (G.S. 87-15.b).

Effective July 1, 2025

GRADUATED FEE. Permit fees for structures and repairs not able to be permitted by square footage, including aesthetic renovations:

\$0 to \$100,000	.0126 x cost of project
\$100,001 to \$500,000	\$1,000 PLUS .00126 x cost of project
\$500,001 to \$1,000,000	\$1,500 PLUS .00080 x cost of project
Over \$1,000,000	\$2,250 PLUS .0009 x cost of project

Effective July 1, 2025

Section 3. Electrical Schedule.

NEW POWER SERVICE or SUB PANEL

Description	1 & 2 Family Dwelling	Commercial
0 – 200 AMPS	\$85	\$150
201 – 600 AMPS	\$160	\$185
601 – 1200 AMPS	\$185	\$260
1201 – 2000 AMPS	\$210	\$310
2001 – Above AMPS	\$235	\$410

Separately derived power systems based on panel size (generator, solar, etc.).

Effective July 1, 2025.

OTHER ELECTRICAL SERVICE

Description	Fee
Minimum Residential Electrical Fee	\$75
Minimum Commercial Fee	\$150
Alarm System, Special Door Locking Systems	\$150
Load Control Devices (per dwelling unit)	\$75
Pools: Commercial or 1 & 2 Family Dwelling	\$150
Temporary Saw Pole – New Commercial/Residential (existing buildings and farm buildings)*	Commercial-\$150 Residential -\$75

*This is a separate fee from the main structural electrical fees.

Solar Farms	Fee
Per Megawatt up to 5MW	\$1,000
Per Megawatt over 5MW to 10MW	\$850
Per Megawatt greater than 10MW	\$775

Effective July 1, 2024.

Section 4. Mechanical Schedule.

Description	Fee
Minimum 1 & 2 Family Dwelling Fee & Townhouses	\$75
Minimum Commercial Fee	\$150
Mechanical Unit Change Out Residential (\$25 each additional unit, same trip)	\$75
Mechanical Unit Change Out Commercial (\$25 each additional unit, same trip)	\$150
Radiant Heat Systems, Wall Furnace, Unit Heater, Fireplace Insert, Gas Logs, Gas Light, Gas Grill, etc. (Residential)	\$75
Range Hood (Commercial)	\$150
Refrigeration (\$25 each additional unit, same trip)	\$150

Effective July 1, 2024.

Section 5. Plumbing Schedule.

Description	Fee
Minimum 1 & 2 Family Dwelling Fee	\$75
Minimum Commercial Fee	\$150
Gas Line (Only)	Minimum Residential Fee
Water Heater-1 & 2 Family Dwelling (Change Out) (\$25 each additional unit, same trip)	\$75
Water Heater-Commercial (Change Out) (\$25 each additional unit, same trip)	\$150

Effective July 1, 2024.

Section 6. Schedule of Permit Fees.

Description	Fee
Archive Research	\$30
ABC License Inspection	\$150
Temporary Certificate of Occupancy	30 day - \$170, 60 day - \$270, 90 day - \$370
Change of Occupancy Permit (Change of Use)	\$150
Change of Occupant/Use without a permit	Double Permit Fee
Change of Contractor	\$100
Commercial Plan Submittal 5000 sq. ft. or above	\$150 *Non-refundable
Commercial Renovations	Square feet of renovated area times the fee of occupancy determined (as per commercial table fee schedule) times 75%
Conditional Power Service Fee	
Commercial	\$125
Residential	\$60
Day Care, Therapeutic Home and Group Home Inspections	\$150
Demolition Permit	1&2 Family Dwelling - \$125, Commercial - \$250
After Hours Inspection Flat Rate Fee – Commercial or Residential (when available)	\$300 per trip* \$400 Weekend / Holidays
Homeowners Recovery Fund Charged N.C.G.S. 87-15.6(b)	\$10
Modular Home (Residential)	(75% of Res. Schedule)
Mobile Home Setup: Single	\$210
Double	\$260
Modular Units (Commercial)	[Square feet times fee of occupancy determined, (as per commercial table fee schedule) times 75%] Commercial trailers/modular classrooms (Commercial) Minimum trades as applicable
Refunds (including technology fee) On Permits (No Inspections Made)	Minimum Fee held on 1 & 2 Family Dwelling Minimum Fee held on Commercial
Inspection Failed with Fee (Commercial / Residential)	\$150
Residential Renovations	[Square feet of existing Residence times .5175 times 65%]
Returned Check	Maximum allowed by N.C.G.S. 25-3-506
Shell Building (Initial Permit)	[Square feet times fee of Storage Occupancy, (as per commercial table fee schedule)] Minimum Commercial Fee per Trade Under Slab
Signs: Attached	\$75
Ground Supported	\$150
Small Cell Wireless	
First five in the same application	\$50 / each
Each additional unit in the same application listed	\$25 / each
Dock or Pier	Residential Minimum Fee \$75 Commercial Minimum Fee \$150
Roof Covering – Replacement (shingles, rubber roof, etc.)	Residential Minimum Fee \$75 Commercial Minimum Fee \$150
Kiosk	Commercial Minimum Fee \$150
Cell Tower	Graduated Fee
3rd Submittal up to Issuance of Permit	\$250 / submittal
Starting Work Without Permit	Double Permit Fee

Same Day Non-emergency inspection request	Residential Fee \$50 Commercial Fee \$100
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*Trip equal 3 hours.

Effective July 1, 2025

Section 7. General Information.

- Minimum fee for any permit is \$75 for Residential and \$150 for Commercial.
- A permit issued pursuant to G.S. 160D-1110 expires six months, or any lesser time fixed by ordinance of the City, after the date of issuance if the work authorized by the permit has not commenced. If after commencement the work is discontinued for a period of 12 months, the permit therefore immediately expires. No work authorized by a permit that has expired may thereafter be performed until a new permit has been secured. (G.S. 160D-1111)

Therefore, the following fees will be charged for permits that are allowed to expire:

- 1) Permit expiring after six (6) months:
 - a) A new second permit will be issued within six months of the expiration date of the first permit based on current minimum residential and commercial permit fees.
- 2) Permit expiring after twelve (12) months:
 - a) A new permit will be issued with fees assessed based on current minimum residential and commercial permit fees.

Effective July 1, 2025.

Section 8. Code Enforcement Division.

Description	Fee
OTHER ACTIONS	
Nuisance Abatement	Contractor Cost + \$150 Admin. Fee
Minimum Housing Abatement	Contractor Cost + \$300 Admin. Fee

Effective July 1, 2025