

**APPENDIX B  
INSPECTIONS**

**New and Additions**

**Residential (Single-Family,  
Off-frame Modular, and  
Duplex Dwellings)**

**Commercial**

Building	\$85 + \$3.35 per \$1,000 project value	\$85+ \$4.60 per \$1,000 project value
Electrical	\$85 + \$0.25 per sq. ft. (heated)	\$100 + \$0.25 per sq. ft. (heated)
Electrical Temporary Pole	\$85	\$100
90-Day Temporary Electrical <i>(Must provide signed Conditional Permit prior to inspection)</i>	\$85	\$100
Mechanical	\$85 + \$0.25 per sq. ft. (heated)	\$100 + \$0.25 per sq. ft. (heated)
Plumbing	\$85 + \$0.25 per sq. ft. (heated)	\$100 + \$0.25 per sq. ft. (heated)
Gas	\$85	\$100
Insulation	\$85 + \$0.25 per sq. ft. (heated)	\$100 + \$0.25 per sq. ft. (heated)
Manufactured/ On-frame Modular Homes (New) <i>(includes mechanical, plumbing, and electrical)</i>	\$500	-

*Other fees which may apply are listed separately.*

**Accessory Buildings and Structures (Detached and Existing, including equip repairs)**

**Residential (Single-Family and  
Duplex Dwellings)**

**Commercial**

Building	\$85 + \$3.35 per \$1,000 project value	\$85 + \$4.60 per \$1,000 project value
Electrical (addition/change-out)	\$85 per system/service	\$85 per system/service
Mechanical (install/change-out)	\$85 per system/unit	\$85 per system/unit
Ductwork	\$85	\$85
Plumbing (install/change-out)	\$85	\$85
Gas (install/change-out)	\$85	\$85
Insulation	\$85	\$85

*Other fees which may apply are listed separately.*

**Other Fees**

	<b><u>Residential (Single-Family and Duplex Dwellings)</u></b>	<b><u>Commercial</u></b>
CAMA	\$100	\$100
Change of Occupancy	-	\$100 + \$0.25 per sq. ft.
Demolition – Interior or Accessory Structure	\$50	\$100
Demolition – Residential <i>(includes removal of mobile homes)</i> or Commercial Structure	\$100	\$200
Elevator/Cargo Lift <i>(Includes Building &amp; Electrical)</i>	\$160 + \$3.35 per \$1,000 project value	\$160 each + \$4.60 per \$1,000 project value
Fence	\$10	\$10
Homeowner’s Recovery Fund Fee**	\$10	-
Land Disturbance	\$50	\$50
Paving – Concrete/Asphalt/Pavers	\$25	\$25
Re-Inspection Fee	\$50 per inspection per trade	\$50 per inspection per trade
Relocation/Elevation of Accessory Structure	\$85	\$85
Relocation/Elevation of Dwelling or Commercial Structure	\$400	\$400
Solar Panels <i>(includes Building &amp; Electrical)</i>	\$160 + \$3.35 per \$1,000 project value	\$160 each + \$4.60 per \$1,000 project value
Stormwater Capacity Use Fee*	\$1.55/sq ft of impervious surface	\$1.55/sq ft of impervious surface
Swimming Pool/Spa <i>(incl Bldg, Elect &amp; Plumbing)</i>	\$255 <i>(does not include required fence fees)</i>	\$255 <i>(does not include required fence fees)</i>
Temporary Office <i>(includes Building &amp; Electrical)</i>	-	\$160
Temporary Storage Unit	\$15 per unit per 30 days	\$15 per unit per 30 days
Zoning Certificate***	\$25	<del>\$100</del> -\$25
Penalty: Working without a Permit <b>FIRST OFFENSE</b> <i>(regardless of penalty/fees, working without a permit is subject to possible legal action)</i>	Penalty fee is \$100 or double the permit fee, whichever is greater (plus the original permit fee)	Penalty fee is \$200 or double the permit fee, whichever is greater (plus the original permit fee)
Penalty: Working without a Permit <b>SECOND OFFENSE and offenders thereafter within 12 month period</b> <i>(regardless of penalty/fees, working without a permit is subject to possible legal action)</i>	Penalty fee is \$300 or double the permit fee, whichever is greater (plus the original permit fee)	Penalty fee is \$300 or double the permit fee, whichever is greater (plus the original permit fee)

Penalty: Failure to obtain Final Inspection <b>FIRST OFFENSE</b>	\$100 penalty	\$100 penalty
Penalty: Failure to obtain Final Inspection <b>SECOND OFFENSE and offenders thereafter within 12 month period</b>	\$100 penalty and reported to licensing boards	\$100 penalty and reported to licensing boards

**\* Stormwater Capacity Use Fee: \$1.55/sq ft of impervious surface**

Stormwater Capacity Use Fee will be levied for any construction permits with a project value in excess of \$30,000, which increases the existing impervious space by over 100 square feet. Capacity Use Fees shall be used to recoup from new customers an equitable share of the Town’s previous capital investment in the municipal storm drainage systems and utilized for contemporaneous use, operation, repair, maintenance, and replacement of the system. (Reference: NCGS 160A-314)

**\*\* Homeowner’s Recovery Fund Fee: \$10**

Pursuant to NCGS 87-15.6(b), a \$10 Homeowner’s Recovery Fund Fee shall be added to the permit for construction or alteration of any single-family residential dwelling unit in the amount of \$10 for each dwelling unit to be constructed or altered under the permit. The Town will retain \$1.00 and forward \$9 to the North Carolina General Contractors Board, Homeowner’s Recovery Fund quarterly.

**\*\*\*Zoning Compliance Certificate: \$25**

Zoning compliance is required for new construction, replacement of existing exterior structures, change in use, and other projects as required by the Planning Director and/or Chief Building Inspector. Site plan of proposed projects must be approved in order to ensure that the project complies with regulations in the Unified Development Ordinance, including setbacks, encroachments, and impervious surface coverage.

**Building Valuation Data**

Pursuant to Atlantic Beach Code of Ordinances, Sec. 6-70 Permit Fees, the most recent edition of the International Code Council (ICC): Building Valuation Data, updated annually, shall be used to confirm project value estimates for permits based on project cost.

**Expired Permits**

The Town of Atlantic Beach follows the current NC General Statute 160A-418 regarding expired permits. No refunds will be issued for expired permits. If permits are expired, permits will not be reactivated, requiring the permit process to start new, including the submission of new applications and full fees.

**PERMITS DUE TO SIGNIFICANT STORMS**

Permit fees to repair damages that occur from significant storms may be waived by the Mayor and Town Council, not to exceed 6 months from the timeframe of the storm.

<b>APPENDIX C</b> <b>PLANNING AND ZONING</b>
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**Zoning**

Zoning Compliance Certificate	\$25
Development Agreement	\$500
Encroachment Request	\$500
Rezoning Request	\$500 + adv/legal/eng costs
Site Plan Review -Major	\$500
Site Plan Review -Minor	\$250
Street Closing Request	\$500
Street Dedication Request	\$500
Subdivision Review -Major	\$500
Subdivision Review -Minor	\$250
Vested Right Determination	\$500
Violation of UDO	\$50 per violation per day
Zoning Text Amendment	\$500 + adv/legal/eng costs

**Board of Adjustment**

Appeals of UDO interpretation	\$500
Conditional Use Permit	\$500
Variance Request	\$500

\*Note: Inspector building code interpretation appeals are addressed to the NC Department of Insurance.

**Additional Fees**

The Town of Atlantic Beach requires reimbursement of all legal and engineering fees incurred by the Town due to processing any Planning Board, Board of Adjustment, Zoning, Subdivision PUD, or Building Inspection review or procedure. The Town reserves the right to require a deposit based on the estimate of these costs. Settlement of all balances due to the Town will be due within two weeks of the final invoice date from the Town.