

**APPENDIX B  
INSPECTIONS**

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

**New and Additions**

Building – New	\$80 + \$3.25 per \$1,000 project value
Building – Renovation	\$80 + \$13.00 per \$1,000 project value
Electrical	\$80 + \$0.15 per sq. ft. (heated)
Electrical Temporary Pole	\$80
90-Day Temporary Electrical	\$80 ( <i>Must provide signed Conditional Permit prior to inspection</i> )
Mechanical	\$80 + \$0.15 per sq. ft. (heated)
Plumbing	\$80 + \$0.15 per sq. ft. (heated)
Gas	\$80
Insulation	\$80 + \$0.15 per sq. ft. (heated)

*Other fees which may apply are listed separately.*

**New Modular Homes**

**On-Frame**

**Off-Frame**

	On-Frame	Off-Frame
Modular Home	\$500 (incl. mechanical & plumbing)	\$5.50 per \$1,000 project value
Electrical	\$80	\$80 + \$0.15 per sq. ft.
Plumbing	Included	\$80 + \$0.15 per sq. ft.
Mechanical	Included	\$80 + \$0.15 per sq. ft.
Gas	\$80	\$80

*Other fees which may apply are listed separately.*

*All construction including installations of equipment after final inspection is considered new equipment and repairs of a one-family dwelling.*

**New Manufactured Homes (Mobile Homes)**

Singlewide ( <i>includes mechanical &amp; plumbing</i> )	\$400
Doublewide ( <i>includes mechanical &amp; plumbing</i> )	\$450
Triplewide ( <i>includes mechanical &amp; plumbing</i> )	\$500
Electrical	\$80
Gas	\$80

*Other fees which may apply are listed separately.*

*All construction including installations of equipment after final inspection is considered new equipment and repairs of a one-family dwelling.*

**Residential Detached Accessory Buildings and Structures**

**(New, Additions and Repairs, including new equipment and repairs)**

Building	\$80 + \$3.25 per \$1,000 project value
Electrical	\$80 per system/service
Mechanical	\$80 per system/unit
Ductwork	\$80
Plumbing	\$80
Gas	\$80
Insulation	\$80

*Other fees which may apply are listed separately.*

**Other Residential Fees**

Bulkhead	\$125
CAMA	\$100
Demolition – Interior or Accessory Structure	\$50

Demolition – Residential Structure <i>(incl removal of mobile home)</i>	\$100
Elevator/Cargo Lift <i>(Includes Building &amp; Electrical)</i>	\$160 + \$3.25 per \$1,000 project value
Fence	\$10
Floodplain Development	\$50
Homeowner’s Recovery Fund Fee**	\$10
Land Disturbance	\$50
Lawn Irrigation	\$80
Misc. Permit Fee	\$80
Paving – Concrete/Asphalt/Pavers	\$50
Re-Inspection Fee	\$50 per inspection per trade
Relocation/Elevation of Accessory Structure	\$80
Relocation/Elevation of Dwelling	\$400
Solar Panels <i>(includes Building &amp; Electrical)</i>	\$160 + \$3.25 per \$1,000 project value
Stormwater Impact Fee*	1.0% of Total Project Value
Swimming Pool/Spa <i>(incl Bldg, Elect &amp; Plumbing)</i>	\$240 <i>(does not include required fence fees)</i>
Temporary Storage Unit	\$15 per unit per 30 days
Zoning Certificate***	\$25

**\* Stormwater Impact Fee: 1.0% of total project value**

Stormwater Impact Fee will be levied for any construction permits with a project value in excess of \$20,000, which increases the existing impervious space by over 100 square feet.

**\*\* 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 (added, effective 2016.08.22)**

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.

**Penalty for Working Without a Permit**

- In addition to the original permit fee, the penalty for working without a permit is \$100 or double the permit fee, whichever is greater.
- Second offenders and offenders thereafter within a 12 month period will be charged \$300 or double the permit fee, whichever is greater, plus the original permit fee.
- All work started without required permits will be subject to possible legal action.

**Penalty for Failure to Obtain a Final Inspection**

- \$100.00 fine for first offense
- \$100.00 fine and reported to licensing boards for further offenses

**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.

Permits can be reactivated within 60 days of the expiration date for half the total permit fee listed in the current fee schedule and must meet all current building and zoning regulations. If permits are discontinued for over 60 days from the expiration date, permits will not be reactivated, requiring the permit process to start new, including submission of new applications and full fees. Only one reactivation will be permitted.

**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.

## Commercial Projects

### Commercial New and Additions

Building – New	\$80+ \$4.50 per \$1,000 project value
Building – Renovation	\$80+ \$13.00 per \$1,000 project value
Electrical	\$100 + \$0.15 per sq. ft. (heated)
Electrical Temporary Pole	\$100
30-Day Conditional Electrical	\$100 ( <i>Must provide signed Conditional Permit pre inspection</i> )
Mechanical	\$100 + \$0.15 per sq. ft. (heated)
Plumbing	\$100 + \$0.15 per sq. ft. (heated)
Gas	\$100
Insulation	\$100 + \$0.15 per sq. ft. (heated)

*Other fees which may apply are listed separately.*

### Commercial Detached Accessory Buildings

#### **New, Additions and Repairs, including new equipment and repairs**

Building	\$80 + \$4.50 per \$1,000 project value
Electrical (addition/change-out)	\$80 per system/service
Mechanical (install/change-out)	\$80 per system/unit
Ductwork	\$80
Plumbing (install/change-out)	\$80
Gas (install/change-out)	\$80
Insulation	\$80

*Other fees which may apply are listed separately.*

### Other Commercial Building/Inspection Fees

Bulkhead	\$125
CAMA	\$100
Change of Occupancy	\$100 + \$0.15 per sq. ft.
Demolition – Interior or Accessory Structure	\$100
Demolition – Commercial Structure	\$200
Elevator /Cargo Lift ( <i>Includes Bldg &amp; Electrical</i> )	\$160 each + \$4.50 per \$1,000 project value
Fence	\$10
Floodplain Development	\$50
Land Disturbance	\$50
Lawn Irrigation	\$50
Misc. Permit Fee	\$100
Re-Inspection Fee	\$50 per inspection per trade
Paving – Concrete/Asphalt/Pavers	\$50
Relocation/Elevation of Structure	\$400
Sign	\$100 + \$2.70 per sq. ft.
Solar Panels ( <i>includes Building &amp; Electrical</i> )	\$160 each + \$4.50 per \$1,000 project value
Stocking Permit	\$100
Stormwater Impact Fee*	1.0% of Total Project Value
Swimming Pool/Spa ( <i>incl Bldg, Elect &amp; Plumbing</i> )	\$280 ( <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
Zoning Certificate**	\$100

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**APPENDIX C  
PLANNING AND ZONING**

**Zoning**

Zoning Compliance Certificate –Residential	\$25
Zoning Compliance Certificate –Commercial	\$100
Street Closing Request	\$500
Street Dedication Request	\$500
Conditional Use Permit	\$500
Encroachment Request	\$500
Subdivision / Major PUD Review	\$500
Violation of UDO	\$50 per each violation; each day any single violation continues shall be a separate violation

**Board of Adjustment**

Appeals of UDO interpretation	\$500 + advertising costs
Variance Request	\$500 + advertising costs

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

**Planning Board**

Rezoning Request	\$500 + adv/legal/eng costs
Zoning Text Amendment	\$500 + adv/legal/eng costs

**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.