



City of Hendersonville
Building and Codes Department

BUILDING DEPARTMENT FEE WORKSHEET

This Building Department Fee Worksheet is to assist you with the cost of the building permit fee for your project. Below, is an example of a new stock tract home. You will need the attached 2021 Building Valuation Data Table and you will need the total cost valuation of your project to determine your building permit fee. The 2021 Building Valuation Data Table is used as a minimum threshold when estimating permit/plan fees. The valuation of a building is the primary tool used to establish permit and plan fees; the Building Valuation Data Table comes into effect only as a minimum threshold. A stock tract house is an example of a home that might be subject to the minimum 2021 Building Valuation Data Table figures based on the uncomplex and simple nature of the build, custom homes on the other hand tend to be more complicated/complex and fall outside of the minimum Building Valuation Data Table threshold.

To calculate the total construction valuation cost(s) you will need to know the occupancy type and type of construction to determine the correct fees. If you cannot determine your occupancy or type of construction, you may contact us, and we will gladly assist you. To calculate the construction valuation cost(s): (Valuation of Home) X Permit Fee Multiplier .0047% = permit fee cost. The building plan review fees are assessed by applying the building permit fee and multiplying thirty percent (30%) of the building permit fee's cost for residential construction and fifty percent (50%) of the building permit fees for commercial construction. Additional fees could be applied for in-house scanning of the building plans, typically .25 cents a page.

Most Common Occupancies

<u>Type</u>	<u>Occupancy</u>	<u>Type of Construction</u>
House	R-3	VB
Garage	U	VB
Deck	U	VB
Patio Cover	U	VB
House Addition	R-3	VB

EXAMPLE #1

TOTAL CONSTRUCTION VALUATION COST OF A RESIDENTIAL HOME

<u>VALUATION OF TOTAL PROJECT</u>		<u>PERMIT FEE MULTIPLIER</u>		<u>PERMIT FEE COST</u>
<u>\$500,000.00</u>	X	<u>.0047%</u>	=	<u>\$2,350.00</u>

BUILDING PLAN REVIEW FEE COST:				BUILDING PLAN REVIEW FEE
PERMIT FEE COST: <u>\$2,350.00</u>	X	<u>30%</u>	=	<u>\$705.00</u>
TOTAL BUILDING PERMIT FEES & PLAN REVIEW FEES COSTS = <u>\$3,055.00</u>				

EXAMPLE #2

USING THE ATTACHED 2021 BUILDING VALUATION DATA TABLE: ENTER SQUARE FOOTAGE OF EACH OCCUPANCY, PLACE SQUARE FOOTAGE CONSTRUCTION COST FROM ATTACHED BUILDING VALUATION DATA TABLE

Given: A new 2,000 sq ft tract home, with 400 sq ft attached garage, with a 100 sq ft attached deck.

HOUSE 2,000 SQ FT X (R-3) 130.58 X (PERMIT FEE MULTIPLIER) .0047 = PERMIT FEE COST
\$1,227.45

GARAGE 400 SQ FT X (U) \$51.28 X (PERMIT FEE MULTIPLIER) .0047 = PERMIT FEE COST
\$96.40

DECK 100 SQ FT X (U) \$51.28 X (PERMIT FEE MULTIPLIER) .0047 = PERMIT FEE COST
\$24.10

SUBTOTAL: \$1,347.95

BUILDING PLAN REVIEW FEE COST:

BUILDING PLAN REVIEW FEE

PERMIT FEE COST: \$1,347.95 X 30% = \$404.39

TOTAL BUILDING PERMIT FEE & PLAN REVIEW FEES COSTS = \$1,752.33

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	263.06	254.15	247.55	237.53	223.05	216.60	229.90	207.42	199.94
A-1 Assembly, theaters, without stage	241.02	232.11	225.51	215.49	201.01	194.56	207.86	185.38	177.89
A-2 Assembly, nightclubs	205.93	199.80	194.89	186.91	176.19	171.34	180.27	159.46	154.02
A-2 Assembly, restaurants, bars, banquet halls	204.93	198.80	192.89	185.91	174.19	170.34	179.27	157.46	153.02
A-3 Assembly, churches	243.83	234.92	228.32	218.30	204.21	198.79	210.67	188.58	181.10
A-3 Assembly, general, community halls, libraries, museums	204.02	195.11	187.51	178.49	163.01	157.56	170.86	147.38	140.89
A-4 Assembly, arenas	240.02	231.11	223.51	214.49	199.01	193.56	206.86	183.38	176.89
B Business	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
E Educational	222.69	214.99	208.81	199.81	186.17	176.74	192.93	162.78	157.80
F-1 Factory and industrial, moderate hazard	125.58	119.68	112.86	108.68	97.37	92.83	104.02	80.23	75.34
F-2 Factory and industrial, low hazard	124.58	118.68	112.86	107.68	97.37	91.83	103.02	80.23	74.34
H-1 High Hazard, explosives	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	N.P.
H234 High Hazard	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	67.37
H-5 HPM	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
I-1 Institutional, supervised environment	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
I-2 Institutional, hospitals	355.95	348.21	341.39	331.67	314.48	N.P.	324.26	293.82	N.P.
I-2 Institutional, nursing homes	247.27	239.53	232.71	222.99	207.36	N.P.	215.58	186.70	N.P.
I-3 Institutional, restrained	241.59	233.85	227.03	217.31	202.46	194.97	209.90	181.80	173.00
I-4 Institutional, day care facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
M Mercantile	153.55	147.41	141.50	134.53	123.48	119.63	127.88	106.75	102.31
R-1 Residential, hotels	213.59	206.35	200.28	192.29	176.78	171.95	192.54	158.70	154.00
R-2 Residential, multiple family	179.04	171.80	165.73	157.74	143.25	138.43	157.99	125.18	120.47
R-3 Residential, one- and two-family ^a	166.68	162.17	157.99	154.10	149.61	144.19	151.48	138.79	130.58
R-4 Residential, care/assisted living facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
S-1 Storage, moderate hazard	116.37	110.47	103.65	99.47	88.40	83.87	94.81	71.27	66.37
S-2 Storage, low hazard	115.37	109.47	103.65	98.47	88.40	82.87	93.81	71.27	65.37
U Utility, miscellaneous	89.90	84.75	79.27	75.71	67.97	63.50	72.24	53.83	51.28

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$23.20 per sq. ft.