

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**BUILDING DIVISION**

**FEE SCHEDULE**

**CONSTRUCTION:**

A. *Residential construction.*

(Use Groups R-1, R-2, R-3, R-4) The fee shall be twenty cents (\$0.20) flat fee per square foot of gross floor area including all levels, attached decks and covered areas.

(Use Group R-5) The fee shall be eighteen cents (\$0.18) flat fee per square foot of gross floor area including all levels, attached decks and covered areas.

Minimum fee:

Use groups R-1, R-2, R-3, R-4 ..... \$100.00

Use Group R-5 ..... \$ 25.00

B. *Nonresidential construction:*

(Use groups A, B, E, F, H, I, M, S, U) The fee shall be twenty cents (\$0.20) flat fee per square foot up to and including ten thousand (10,000) square feet of gross floor area.

All gross floor area in excess of ten thousand (10,000) square feet shall be fifteen cents (\$0.15) flat fee per square foot of gross floor area.

Minimum fee, one hundred dollars (\$100.00). Gross floor area to include all levels, mezzanines, attached decks, loading docks, and covered areas.

C. *Additions:* (All use groups) When square footage is added to an existing building or structure the fee shall be established as the same rate for the use group of the structure involved, and in no case less than the minimum fee for that use group.

D. *Alterations, renovations, and/or related repairs:*

1. (Use Group R-5) The fee shall be fifteen cents (\$0.15) flat fee per square foot of gross floor area being altered, renovated. and/or repaired.

2. (All other use groups) The fee shall be fifteen cents (\$0.15) flat fee per square foot of gross floor area being altered, renovated and/or repaired.

Gross floor area to include all levels, mezzanines, attached decks, loading docks, and covered areas.

Minimum fee shall be established as the same rate for the use group of the structure.

- E. *Manufactured housing and industrialized building units.* (Single and multi-sectional manufactured homes, industrialized buildings, mobile office units, etc., with approved factory and state labels):

1. Singlewide manufactured home .....\$125.00
2. Multi-sectional manufactured home .....\$200.00
3. Industrialized buildings: Fees shall be established at the same rate as for the use group of the structure involved, and in no case less than the minimum fee for that use group.

Fees shall be established at the same rate as for the use group of the structure involved for basements, additions and porches.

- F. *Moving buildings or structures:* (All use groups)

Relocating .....\$100.00

New construction and basement fees shall be established at the same rate as for the use group of the structure involved, and in no case less than the minimum fee for that use group.

- G. *Razing and interior demolition of buildings or structures:* (All use groups) For interior demolition or razing of buildings or structures, the fee shall be the minimum fee established for the use group of the building or structure.

- H. *Towers, antenna, and similar regulated structures:*

Structural fee .....\$100.00

- I. *Swimming pools or similar regulated structures:*

Flat fee ..... \$50.00

- J. *Docks:* (Residential and nonresidential) The fee shall be: Residential twelve cents (\$0.12) per square foot of gross dock perimeter and non-residential twenty cents (\$0.20) flat fee per square foot of gross dock perimeter:

Minimum fee: Residential- \$50.00  
Non-residential-\$ 1 00.00

- K. *Miscellaneous buildings and/or structures and/or equipment:* (All use groups) Buildings and structures and equipment not specifically covered by this schedule shall be classified by the building official with fees to be determined by that classification.

- L. *Signs:* The permit fee for installation of new signs will be based on total square footage.

0 to 100 square feet, flat fee..... \$25.00

100 to 200 square feet, flat fee..... \$50.00

201 square feet and over, flat fee .....\$100.00

- M. *Tent and membrane structures.* Structures that cover an area of more than nine hundred (900) square feet, including connecting areas or spaces with a common means of egress or entrance or which are used or intended to be used for the gathering together of more than fifty (50) persons.

Fee .....\$50.00

#### ELECTRICAL:

- a. *New service and upgrade:*

less than 400 amps... \$50.00

400 and over.....\$75.00 + plus \$10.00 per additional 100 amps or portion thereof

- b. A fee of twenty-five dollars (\$25.00) for renovation or repair of electrical systems that are not considered general alterations or service upgrades.

**PLUMBING:**

A fee of twenty five dollars (\$25.00) for renovation or repair of plumbing systems that are not considered general alterations.

**MECHANICAL:** The permit fee for installation of new mechanical equipment is based on equipment cost.

\$0.00 to \$15,000.00..... \$50.00

\$15,001.00 and up.....\$50.00 plus \$5.00 per additional \$1,000.00 or part thereof

**TANKS:** Installation, removal and repair of underground and above ground storage tanks, fees shall be based on equipment cost, cost of removal and/or repair cost.

\$0.00 to \$1,000.00.....\$25.00

\$1,001.00 to \$10,000.00 ..... \$50.00

\$10,001.00 to \$15,000.00 ..... \$75.00

\$15,001.00 and up .....\$75.00 + \$5.00 per additional \$1,000.00 or part thereof

All storage tanks shall be governed and inspected according to the Virginia Uniform Statewide Building Code and the Virginia Department of Environmental Quality Regulations.

**DISTRIBUTION TERMINAL AND BULK PLANT FACILITY LICENSE:**

License fee per year .....\$300.00

**PLAN REVIEW FEES:**

Plan review fees shall be based on per square foot of gross floor area including all levels, mezzanines, attached decks, loading docks, and covered areas.

Residential Single-Family Housing.....\$25.00

Non-residential:

0 to 50,000 Square feet .....\$50.00

50,000 to 150,000 Square feet .....	\$100.00
150,000 and over .....	\$200.00

When required by the building official, construction documents shall be referred to a qualified and approved plan review service. All fees and costs related to the performance of the plan review service shall be the responsibility of the building owner, developer, or contractor as applicable.

AMUSEMENT DEVICES: See VA Amusement Device Regulations 13 VAC 5-31-10, et seq.

REINSPECTION FEES: A re-inspection fee shall be charged for each additional inspection when any of the following reasons are the cause of the additional inspection:

- a. Wrong address
- b. Repairs or corrections not made when re-inspection requested.
- c. Work not ready when inspection requested.
- d. Premises locked or inaccessible.

Residential reinspection fees shall be as follows:

First Offense.....	\$0 or \$25
Second Offense .....	\$50
Third Offense.....	\$100
Reoccurring.....	\$150

Non-residential reinspection fees shall be as follows:

First Offense.....	\$0 or \$25
Second Offense .....	\$100
Third Offense.....	\$200
Reoccurring.....	\$300

STARTING WORK WITHOUT A PERMIT: Two times (2x) the permit fee shall be charged to the applicant (residential maximum of \$2,500.00 and a non-residential maximum of \$10,000.00)

APPEALS: A fifty-dollar (\$50.00) filing fee shall be charged for each appeals application submitted to the Bedford County Board of Building Code Appeals (BBCA). All appeals shall be governed according to the Virginia Uniform Statewide Building Code (USBC).

ADMINISTRATION FEES: There shall be a processing fee of twenty-five dollars (\$25.00) for all certificates of occupancy. In the case of a revocation of a permit, abandonment, or discontinuance of a building permit, the portion of work completed shall be computed and any excess fee for incomplete work shall be returned to the permit holder "upon written request". All plan examination fees, penalties, and unpaid fees that have been imposed on the permit holder under the requirements of this Code shall first be collected.

Refund request processing fees shall be as follows:

- a. \$25.00 when no plan review has occurred.
- b. \$50.00 when plan review has occurred.
- c. When permit has been issued, 20% of the permit fee with a minimum fee of \$25.00.

*NOTE:* Flat fees cover all electrical, plumbing, mechanical, and structural work. A flat fee does not cover upgrades of electrical service, plumbing, or mechanical equipment installed in existing structures.

State Law References: Authority of county to levy fees referred to above, Code of Virginia, § 36-106.

**Amended 7.13.09**  
**Amended 5.22.23**