

# Commissioners To Adopt Building Permit Fees

BY SUSAN USHER

Building permit fees for a \$100,000 home would average about \$200 under a schedule reviewed by Brunswick County Commissioners Monday night.

The board is expected to adopt a permit fee schedule at its June 17 meeting, before the county's new building inspections program begins at the end of the month.

Beginning July 1, the state is requiring Brunswick and all other counties and municipalities not already doing so to begin enforcing all volumes of the state building code. For Brunswick that meant creation of an inspections office and adoption of building construction, plumbing and mobile home codes. The county, in addition, has adopted the fire protection code, a flood control ordinance and a wind-resistance code for coastal construction. Structures existing as of July 1 will be "grandfathered," that is, not covered by these requirements.

County Planner John Harvey presented the proposed list of fees, all for inspections the county must provide whether it charges for the service or not.

He proposed that the planning department, where the inspections office will be situated, set up a monthly billing system for the convenience of companies or individuals that request large volumes of permits.

And Harvey also suggested the board might not want to adopt another item in the schedule which would exempt "true farmers" from paying fees for construction of bona fide farm buildings other than residences.

The item was included, he said, because "I've heard more concerns expressed by the rural community, the true farmers, than anyone else."

But, he added, "I know of no counties that exempt farm buildings." Whether the person is a "true farmer" and the building for "bona fide" farm use would be determined based on whether farming is the individual's source of income and the use of the building to produce farm income.

For non-farm buildings, a basic building construction permit, which includes insulation, will cost from \$10 on up, depending upon the value of the structure to be built. The permits apply to new construction and also to remodeling or renovations that affect load-bearing walls and the like.

A structure valued at \$501 to \$1,000, for instance, would cost \$10, while the permit for a \$20,000 to \$30,000 structure would be \$50. Above \$30,000, the charge would be \$50 plus \$1.50 per each \$1,000 value or fraction.

Value will be based on \$33 per square foot of heated space; \$20 per square foot for other covered space, including covered decks or patios; and \$10 per square foot for uncovered space such as decks, slabs, patios and swimming pools. There would be no charge for construction valued at less than \$500. And while many governments charge the same fees for structures to be relocated, Harvey proposes allowing the tax supervisor's office to determine the values of those structures.

As a way of encouraging people to get permits, the proposed schedule recommends doubling the fees if construction is started before a permit is obtained.

Other permits required and the proposed costs are as follows:

- Tank fees for combustible or flammable liquids such as gasoline, fuel oil and diesel fuel, \$15 for a 4,000-gallon tank or smaller and \$2 for each gallon over 4,000. This is a new fee for an inspection mandated by the fire protection code.
- Heating System fees, based on British Thermal Units (BTU) input. Cost would range from \$10 for input up to 110,000 BTU to \$25 plus \$2 for each 100,000 or fraction over 600,000 BTU.

• Air conditioning, or combined heat-air unit, based on BTU input. Cost would be \$10 for up to 24,000 BTU to \$20 plus \$2.50 for each additional 10,000 BTU or fraction above 90,000 BTU.

• Electric fees would cost \$17 for each mobile home or manufactured unit and for signs and billboards; \$23 for each housing unit of conventional construction; and \$50 for stores, offices, churches, warehouses and other non-residential space in structures.

• Plumbing inspections would cost a minimum of \$10, with fees of \$5 per each trapped fixture, each hot water heater and each water tap.

• Mobile Home inspections will cost \$20 each and are payable in addition to other applicable fees such as electrical. This is a new fee charged for an inspection required by the state mobile home/manufactured housing code.

Harvey's proposal calls for an optional site clean-up bond. The bonds are standard practice in most towns, he said, with the money refunded if the site has been cleared properly at the time of final inspection. The proposed \$100 fee would apply to any type of building code activity.

Accommodations Harvey said that he favored setting up a monthly billing system for large-volume applicants such as major developers, mobile home park owners and the like to reduce the inconvenience of having to come to the complex frequently to pay fees.

This practice would allow payment after the permit is received. The practice in most large cities and counties, he added, is "cash on the barrel."

Until experience shows what individuals or companies qualify for the billing arrangement, Commissioner Grace Beasley suggested interested parties start off with an escrow account, setting aside some money until their permit volume is established.

Chairman Chris Chappell told Harvey he favors the billing system because it would "reduce the bureaucracy".

In calendar year 1984, the county issued within its jurisdiction electrical permits for 1,015 mobile homes, 315 detached single-family (conventional) homes and 47 other "significant" residential structures, including 40 condominium buildings, four duplexes and 10 apartment buildings. Commercial permits included those for two restaurants, three auto repair shops, one shopping center, 10 businesses, one skeet range and a car wash.



STAFF PHOTO BY SUSAN USHER

IT WAS A FIRST. The reigning Miss Brunswick County, Belinda Jacobs of Leland, was presented by County Attorney David Clegg to the Brunswick County Board of Commissioners Monday night with good reviews. Commissioners adopted a resolution applauding her "outstanding" efforts as title holder and wished her the best of luck. "We hope you bring the title back," said Chairman Chris Chappell. He and other commissioners liked the fact that she is a Brunswick County native—and from Leland, added Commissioner Grace Beasley of District 5. Miss Jacobs competes in the Miss North Carolina Pageant June 26-29 in Raleigh.

## Calendar Of Events

### Thursday, June 6

**CALABASH CHAPTER, AARP** holds a potluck dinner and talent show at the Calabash Fire Station, 6:30 p.m.  
**BECAUSE OF SCHEDULING CONFLICTS** the Brunswick County Arts Council will meet Thursday, June 13, at 7 p.m. in the public assembly building, Brunswick County Government Center, Bolivia, rather than tonight.  
**COMMENCEMENT EXERCISES** at Shallotte Middle School, 7:30 p.m.  
**GAME NIGHT** at the American Legion Post one mile south of Shallotte on U.S. 17, 7:30 p.m.  
**COMMENCEMENT EXERCISES** at North Brunswick High School, on the football field, 8 p.m.

### Friday, June 7

**SHALLOTTE POINT VOLUNTEER FIRE DEPARTMENT FLOUNDER TOURNAMENT** begins at 7 a.m. and continues through Saturday evening, Tripp's Fishing Center, Shallotte Point.  
**GIANT YARD SALE** at the Calabash Volunteer Rescue Squad Thrift Shop, 9 a.m. to 4 p.m.  
**COMMENCEMENT EXERCISES** at West Brunswick High School, Shallotte, in the courtyard, 7 p.m.  
**GAME NIGHT** at the Sunset Beach Volunteer Fire Department, 8 p.m.

### Saturday, June 8

**GIANT YARD SALE** at the Calabash Volunteer Rescue Squad Thrift Shop, 9 a.m. to 4 p.m.  
**RABIES CLINIC** sponsored by the Brunswick County Health Department at both the Brunswick Animal Hospital in Supply and Cape Fear Animal Hospital in Southport. Rabies, distemper and parvo shots will be available for \$5 each, 9 a.m. until 12 noon.  
**FLOUNDER FRY** by the Shallotte Point Volunteer Fire Department, beginning at about 7 p.m. at the fire station, \$3.50 per plate.  
**GAME NIGHT** at the Calabash Volunteer Fire Department, 8 p.m.  
**GAME NIGHT** at the Brunswick County Fishing Club, Sunset Harbor, 8 p.m.  
 Hotdogs and hamburgers available at the clubhouse from noon until 6 p.m.

### Sunday, June 9

**VOLUNTEER RECOGNITION RECEPTION** sponsored by the Community Schools Program and the Volunteer and Information Center at the public assembly building, Brunswick County Government Center, 3 p.m. All volunteers are invited.

### Monday, June 10

**CALABASH TOWN COUNCIL** meets at the town hall in regular session, 10 a.m.  
**BRUNSWICK COUNTY PARKS AND RECREATION BOARD** meets in the county commissioners' chambers, Brunswick County Government Center, 6:30 p.m.  
**BRUNSWICK COUNTY BOARD OF HEALTH** meets at the health department, Brunswick County Government Center, 7 p.m.  
**SHALLOTTE PLANNING BOARD** meets at the town hall if there is business to transact, 7 p.m.  
**BRUNSWICK COUNTY RESOURCES DEVELOPMENT COMMISSION** meets at the RDC office, Brunswick County Government Center, 7:30 p.m.

### Tuesday, June 11

**OCEAN ISLE BEACH COMMISSIONERS** meet in regular session at the town hall, 4 p.m.

### Wednesday, June 12

**THE NORTH BRUNSWICK HIGH SCHOOL Athletic Booster Club dinner**, scheduled for June 4, will be held instead Wednesday, June 12, at 7 p.m. at the Sandpiper Restaurant, Leland.

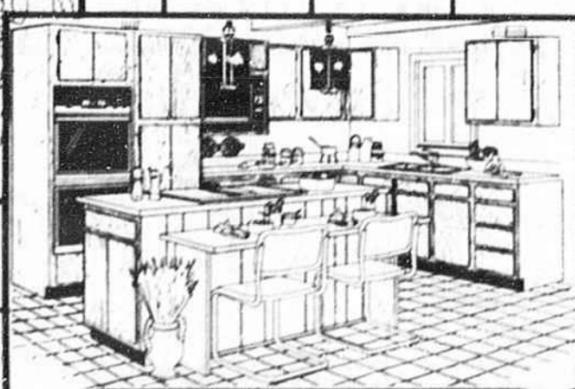
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