

CITY OF FOLLY BEACH PERMITTING FEES

📖 § 150.007 FEES.

(A) *Building permit.* All construction (new and remodeling and repairs) shall require a permit to include docks, retaining-walls, sea walls, fences, pools, septic tank installations and/or repairs. ((To obtain a permit the applicant must either be the owner of the property and the primary resident, or a South Carolina State Licensed Contractor (exceptions to the requirement to be a State Licensed Contractor: floor covering, painting/caulking and wall papering, drywall repairs, replacing screens/screen doors, pressure washing and routine interior and exterior cleaning). For example, owners of rental property may pull permits for the exceptions listed above.))

(1) Changes to the exterior of the property may require a sign off from the Zoning Administrator. Changes to the exterior of commercial properties may need approval from the Design Review Board at the discretion of the Zoning Administrator.

(2) All permit cards will be displayed onsite and must be visible from the public right of way at the access to the property.

(B) *Zoning permit.* The zoning permit fee shall be needed for all new residential and commercial construction, rebuilds and construction that would change the footprint of the existing structure. The cost of each zoning permit shall be \$100.

(C) *Permit fees.* All permit fees, whether single family or multi-family, shall be calculated on a per residential unit basis.

(D) *Senior citizens.* Senior citizens applying for permits in this section shall be given a 10% discount if the citizens meet all of the criteria below:

(1) Senior citizen is 65 years or older;

(2) Senior citizen is the owner or co-owner of the premises for which a permit is issued or a fee is paid; and

(3) Senior citizen is a permanent resident, living full-time at the premises or the premises is a second home for the senior citizen for which the permit is issued or a fee is paid.

Total valuation Fee (Building permits, mechanical permits, and repair permits)

\$1,000 and less \$10 filing fee (no charge for owner of the property), if inspection is required, a \$50 fee for each inspection shall be charged.

\$1,001 to \$50,000 \$50 for the first \$1,000 plus \$7.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.

\$50,001 to \$100,000 \$370 for the first \$50,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.

\$100,001 to \$500,000 \$710 for the first \$100,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.

\$500,001 and up \$2,445 for the first \$500,000 plus \$4 for each additional \$1,000 or fraction thereof.

(E) *All other permits.*

(1) The permit fee for electrical installation shall be: 100 AMP: \$30; 200 AMP: \$50. Permit fees for electrical installations over 200 AMP shall be \$25 per 100 AMP. Repairs shall be based on cost of the work and the permit fee shall be on the regular valuation fee schedule as shown above.

(2) The permit fee for plumbing work or repair shall be \$4.50 per fixture.

(3) The permit fee for natural gas work or repairs shall be: gas piping at one location - total fees unless additional or replacement work, one to four outlets inclusive \$15, additional outlets at \$3.

(4) Demolition permits.

(a) Permits for the partial or complete demolition of any structure within the city shall be issued only after the age of the structure or portion of the structure proposed to be demolished is established by the following evidence:

1. A certificate of occupancy.
2. A building permit clearly describing the address of the building or addition and, where applicable, the nature of any addition authorized by the permits.
3. A property tax bill or property record card from Charleston County describing the address and nature of improvements to the site.
4. A report from an architect or engineer licensed in the State of South Carolina with an estimated construction date based on materials, styles, building methods or any other relevant criteria.

(b) For the partial or complete demolition of any residential or commercial structure in sound condition constructed less than 50 years prior to the date of application for demolition, the fee shall be \$100.

(c) For the demolition of any residential or commercial structure in sound condition and constructed more than 50 years prior to the date of application for demolition:

1. The fee shall be \$100 for partial demolition of additions made less than 50 years prior to the date of application for demolition provided that the applicant provides documentation of the construction dates of the areas to be demolished.
2. The fee shall be \$5,000 for complete demolition.

(d) The fee for demolition of any of the following structures shall be \$100:

1. Any residential or commercial structure that has been inspected by the Building Official and deemed to be a threat to the safety, health, and welfare of the public.
2. Any residential or commercial structure which has been certified by an architect or engineer licensed in the State of South Carolina to be structurally unsound, non-compliant with current building and fire codes in effect for development within the city, or by virtue of an elevation certificate, has been shown to be non-compliant with the required flood elevation and for which the cost of compliance whether individually or cumulatively exceeds 50% of the appraised value of the structure.
3. Any accessory structure.

(5) For the moving of any building or structure, the fee shall be \$100.

(F) Application Fee.

(1) There shall be an application fee for each building permit as follows:

Under \$1,000 \$10 unless owner of the property

\$1,000 to \$5,000 \$50

Over \$5,000 \$100

(G) Additional inspections; fees. When extra inspections are made necessary for reasons of defective work or otherwise through fault or error on the part of the permit holder, or on the part of his or her employees after the notice has been given in writing by the Building Official setting forth the violation, only one extra inspection shall be made under the regular permit fees, and for each and every visit or inspection for which the permit holder or his or her employee is entirely responsible, additional fees shall be charged in accordance with the fee schedule adopted by the City Council.

(H) Plan review fees. There shall be a plan review charge on all construction over \$1,000 of 50% of the permit fee.

(I) Flood Plain Management fees. There shall be 1% FPMF charged on all new construction or substantial improvement (over 50% of the value of the structure) not to exceed \$50.

(J) Penalties. Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein. If a citation is issued it will be based on Section 10.99 General Penalty.

(^95 Code, § 5-3-16) (Ord. 07-97, passed - - 97; Am. Ord. 11-04, passed 6-22-04; Am. Ord. 01-05, passed 1-25-05; Am. Ord. 06-05, passed 3-8-05; Am. Ord. 28-06, passed 7-25-06; Am. Ord. 04-08, passed 3-11-08; Am. Ord. 19-09, passed 11-10-09; Am. Ord. 06-11, passed 3-22-11)