

Oconee County Building Codes

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Summary of Permit Fee Determination

Building permit fees are enabled by Oconee County Ordinance 2008-13 and Section 108 of the International Building Code. Fees are based on the estimated contract cost or the square foot building cost minimum whichever is greater. Building Permit applicants are requested at time of application to submit the estimated cost for completed project. This cost should take into account all construction related cost including structural, electrical, plumbing, mechanical, finish, site preparation, overhead and profit, and design fees associated with the construction of the building. This does not include the cost of the land.

The building valuation table issued by the International Code Council (ICC) is the minimum estimate for cost allowed to be used. This table is updated periodically by the ICC using Marshall & Swift building cost data service. For example, a wood-framed single family home is currently (Spring 2009) valued at \$96.83 a heated square foot to build. Porch, deck, and unheated areas are valued less. Permit fees are determined by multiplying this number times the square footage of the structure to determine a construction cost. This minimum number or the higher contract cost is then used as the value to apply the permit fee schedule. For example a 2000 square foot wood framed house valued at \$193,660 would have a permit fee of \$782. This is a valuable tool for the permit staff because they are not trained as assessors and this provides a simplified way of determining value.

However, if a contractor has a building that is substantially different and less expensive than the building valuation data table, such as a pole barn construction with no concrete floor or power, he may appeal the valuation to the building official by providing detailed cost estimates and contract with the plans.

Please reference the tables below to calculate your fee.