

CHARLESTON COUNTY ORDINANCE NO. 2348

Adopted: 6/24/2025

**AN ORDINANCE
AMENDING THOSE PORTIONS OF THE CHARLESTON COUNTY CODE SECTION
2-137 DEALING WITH FEES IN THE BUILDING INSPECTIONS DEPARTMENT**

Section 1.0. Purpose of Amendments, Finding

WHEREAS, Article V of the Code deals with portions of the County’s finances, and Section 2-137 sets certain fees within the County, including, services provided by the Building Inspection Services Department.

WHEREAS, the County of Charleston Building Inspection Services Department is implementing an expanded floodplain management program requiring additional fees for new plan review standards.

WHEREAS, Charleston County Council finds that amending this Ordinance to increase the fees of the Building Inspection Services Department is in the best interest of Charleston County; and,

NOW, THEREFORE, be it ordained by Charleston County Council, in meeting duly assembled, The pertinent portion of Section 2-137 of the Charleston County Code of Ordinance Entitled “Building Inspections” is hereby amended as follows:

Section 2.0. Text Change:

The pertinent portion of Section 2-137 of the Charleston County Code of Ordinance Entitled “Building Inspections” are hereby amended as follows:

1. Contractor License / Registration Fees

License / Registration Application Fee	\$50.00
License / Registration Fee	\$50.00
Annual License / Registration Renewal Fee	\$50.00
Existing Journeyman Annual License Renewal Fee	\$25.00
Change License or Registration classification (other than at renewal time)	\$25.00

2. Permit Fees Based on Construction Valuations For All Permits Except For Those Listed In 3 and 4 Below

(a) Valuation Chart

Total Valuation	Fee
\$1,000.00 and less	No fee, unless an inspection is required, in which case a

permit is required and a \$50.00 fee shall be charged.

\$1,000.00 to \$2,000.00	\$50.00
\$2,001.00 to \$50,000.00	\$50.00 for the first \$2,000.00 + \$4.00 per \$1,000.00
\$50,001.00 to \$100,000.00	\$242.00 for the first \$50,000 + \$3.75 per \$1,000.00
\$100,001.00 to \$300,000.00	\$429.50 for the first \$100,000 + \$3.50 per \$1,000.00
\$300,001.00 to \$500,000.00	\$1,129.50 for the first \$300,000 + 3.35 per \$1,000.00
\$500,001.00 and up	\$1,799.50 for the first \$500,000 + \$3.00 per \$1,000.00

(b) Working without permits:

Double fee

3. Other Permit Fees

(1) Permit Fee when the contractor is working as a subcontractor for the following activities; painting/wallpaper; floor covering, drywall (unless part of Fire related assembly, see Section 2, number 2), trim, cabinet, shelving, countertops, closet systems, shower door, and Solar Panel Installers.

\$25.00

Exceptions:

When permits are issued for work being done as the prime contractor, the fees shall be based on construction value as in Section 2, number 2 for the appropriate type of work being performed.

(2) Permit Extension Fee

\$50

4. Manufactured Housing Permit Fees

For setup on a new or existing site

\$100.00

Note: Fees for modular construction as defined by the South Carolina Modular Construction Act shall be based upon the fee schedule for permits based on construction valuations.

5. Inspection Fees

(1) Re-inspection

When a re-inspection fee is required, an additional fee of \$75 will be charged for each inspection.

(2) Minimum Permit or Inspection Fee

\$50.00

(3) Floodplain Management Compliance Inspection

\$100.00

(2) Hazardous Occupant Permits

\$100.00

(3) Fireworks Stand Permits	\$50.00
(4) Structural Moving Permit Fee	\$100.00
(5) Demolition Permit Fee	\$50.00

6. Other Fees

(1) Plan Review Fees	
a) Construction Drawings	½ permit fee based on based on construction valuations
b) Site Drainage + Grading Plan	
(1) Residential (Single Family Residence)	\$100.00
(2) Commercial	\$150.00 for the first disturbed acre and \$50.00/additional acre on the parcel
(b) Construction Drawings	½ permit fee based on construction valuations

(2) Construction in Flood Zones / Filing Fee	\$250
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Note: If a prime contractor has paid a Flood Zone filing fee, the subcontractor working for the prime contractor will not be charged an additional filing fee.

(3) Fees for replacement of placards shall be	\$25.00
(4) Variance / Appeal Application Fee	\$100.00

Note: Application fees for appeals successfully granted by the Construction Board of Adjustment & Appeals shall be reimbursed to the applicant.

(5) Vehicle Decal Fee	\$6.00/vehicle/set
(6) Annual Vehicle	\$3.00

(7) International Code Council Plan Review: Should the applicant seek an expedited review by the ICC in lieu of the County's plan review, the Department may assess an additional ½ of the County's plan review fee, in addition to the County standard fee, for processing the application.

(8) Re-notification Fee: If the County issues any comments or requests additional information from an applicant during plan review, and the applicant thereafter either fails to comply with the request or the information is non-responsive to the request, the Department may assess an additional ½ of the County's plan review fee to continue processing the application.

7. Penalties

Where work for which a permit is required by this Code is started or proceeded prior to obtaining said permit, the fees herein specific 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 work nor from any other penalties prescribed herein.

8. Effective dates; severability

This ordinance shall be effective immediately following approval at third reading. The changes in the Building Inspection Services fees shall be effective as of approval of third reading.

If any provision of this ordinance or its application to any circumstance is held by a court of competent jurisdiction to be invalid for any reason, this holding does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are severable.