



**Culpeper County  
Building Department**

302 N. Main Street • Culpeper, VA 22701  
P:(540) 727-3405 • F:(540) 727-3461

Commercial Fee Schedule

Effective 08/01/18

\*GBA=Gross Building Area

**Building Plan & Trade Review**

Plan Review (all occupancy groups) (Total predicated on complexity factors listed in table #2)	.02 sq. ft. GBA/125 min.
Existing Building Compliance Alt. Review	150 (in addition to required building plan review fee)
Re-Review	75 per letter (After initial)

**Alterations / Repair / Tenant Layout**

Plan Review (Total predicated on complexity factors listed in table #2)	.02 sq. ft. (work area / leased area)/ 125 min.
Re-Review	75 per letter (After initial)

**Building Permits**

New Construction/Additions Calculated by the GBA sq. ft. using multiplying factors predicated on construction type and occupancy group - (see attached table #1)/ 125 min.	
Alterations/Repair	.15 sq. ft. (work area)/ 125 min.
Tenant Layout	.15 sq. ft. (leased area)/ 125 min.
Site Plan Review	75

## **Trades / MEP's**

### **New Construction**

Electrical ( R-1 & R-2 occupancy groups)	50 per unit
Electrical (all other occupancy groups)	.03 sq. ft. GBA/ 125 min.
Electrical/Signs	65
Electrical / New Service/Service Upgrade	65 =>200 amp 85 - 201-400 amp 105- 401-600 amps 125 - 601- 1200 amps 160 - 1200+ amps

Plumbing (R-1 & R-2 occupancy groups)	50 per unit
Plumbing (all other occupancy groups)	.03 sq. ft. GBA/ 125 min.

Mechanical (R-1 & R-2 occupancy groups)	50 per unit
Mechanical (all other occupancy groups)	.03 sq. ft. GBA/ 125 min.
Mechanical / Fire Dampers	20 per device/ 80 min.
Mechanical / Smoke Dampers	20 per device/ 80 min.
Mechanical / Type I, Type II and Exhaust Hoods	100 per hood

### **Alterations / Repair / Tenant Layout**

Permits / Mechanical, Electrical and Plumbing (all occupancy groups)	.03 sq. ft. (work area / leased area)/ 125 min.
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## **Fire Protection**

### **Fire Protection Plan Review**

Sprinkler System Plan Review (Total predicated on complexity factors listed in table #2)	.02 sq. ft. GBA / 125 min.
Sprinkler System - Limited Area (20 Heads or Less)	125
Stand Pipe	125



Permit Fee Refund - Shall be in accordance with the current Virginia Uniform Statewide Building Code. (Administrative fees are non-refundable)

Certificate of Occupancy	50
Temporary Certificate of Occupancy	50
Certificate of Occupancy - Existing Building	125 (includes site inspection)
Change of Contractor	100
Change of Ownership	100
Change of Occupancy Group (includes pre-work inspection)	150
Code Modification Request	100
Construction Trailer	75 each
Demolition (asbestos report for commercial or proposed commercial)	50
Elevator Permit	50
F&R Permit (framing and rough in, concealment prohibited) (Applicable permit application and plans due at time of submission)	25 per trade
Generator	125 each
Light Poles (base and pole only, electrical permit separate)	25 each/ 100 min.
Merchandising Permit (must have life safety inspection prior to approval)	50
Permit Renewal Fee	25 per each 6 month interval
Phased Approval Permit (Foundation/footing and slab only)	250
Pre-Work Inspection and Report	100
Re-Inspection Fee	100
Re-Roofing Permit	.03 per sq. ft./ 100 min.
Retaining Walls	.15 per sq. ft./ 100 min.
Spray Booth	250
Swimming Pool/Spas	300 each
Tank (Fuel/Gas) Installation	125 each
Fuel Dispensers (1-4)	125 / 50 each additional
Tank (Fuel/Gas) Removal	125 each
Temporary Tents (over 900 sq. ft. or occupant load exceeding 50)	75 each
Temporary Electrical (tent use)	35
Water & Sewer Laterals	75 each
Working Without Permit Fee	400 per trade

Post Pour Submission 200/ per submission  
After Hours Inspection 125.00 per hour/2 hour min. for first time inspection.  
125.00 per hour/1 hour min. for Re-Inspection.

After Hours Plan Review 80.00 for 1<sup>st</sup> hour minimum/ 20.00 per 30 mins  
thereafter. (In addition to required plan review fee)

**Signs**

Wall mounted (non-illuminated, no plan review) - 45 each  
Platform/Hanging Anchored 75 each

Administrative Fees:  
1-5 Signs 75  
6+ Signs 250

Sign Plan Review:  
1-5 Signs 75  
6-10 Signs 125  
11+ Signs Fee determined by the Building Official

(Electrical permit required if installing new circuit)

**Photo Voltaic Solar System (Serving a power grid provider)**

Work regulated by the building code, but not associated with a structure: \$0.01 of the contract value

\*Contract value shall be confirmed by a copy of the final contract which has been signed by all parties

Structures, trailers and other regulated equipment , see applicable commercial fees.

**PV Solar Panels (not serving public utility)**

Plan Review 300  
Roof Mounted .03 sq. ft. of panel surface/ 125 min.

Ground Mounted

.03 sq. ft. of panel surface/ 125 min.

**Amusement Devices:**

(Fees subject to change by State regulations)

Each small mechanical or inflatable	35
Each circular or flat ride less than 20 feet in height	55
Each spectacular ride	75
Each coaster exceeding 30 feet in height	200
Generator(s) and associated wiring	165

All permits are subject to a 2% code academy levy in accordance with the 2012 Virginia Uniform Statewide Building Code or adopted edition of the (USBC). Fee subject to change by State regulations.

All permits are subject to a 2% local technology fee to support maintenance and future upgrades of technological software and equipment.

The Culpeper County Building Official reserves the right to assign fees not listed.

**Table #1 - Building Permit Fee Table**

GROUP		TYPE OF CONSTRUCTION (CF)								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	ASSEMBLY, THEATERS, WITH STAGE	1.75	1.69	1.65	1.56	1.47	1.47	1.52	1.37	1.32
	ASSEMBLY, THEATERS, WITHOUT STAGE	1.58	1.52	1.48	1.40	1.30	1.30	1.35	1.20	1.16
A-2	ASSEMBLY, NIGHTCLUBS	1.26	1.22	1.19	1.12	1.05	1.05	1.09	0.96	0.93
A-2	ASSEMBLY, RESTURANTS, BARS, BANQUET HALLS	1.25	1.21	1.16	1.11	1.02	1.03	1.07	0.93	0.91
A-3	ASSEMBLY, CHURCHES	1.59	1.54	1.50	1.41	1.32	1.31	1.37	1.21	1.17
A-3	ASSEMBLY, GENERAL COMMUNITY HALLS, LIBRARIES, MUSE	1.25	1.19	1.14	1.07	0.96	0.97	1.02	0.86	0.83
A-4	ASSEMBLY, ARENA	1.25	1.21	1.16	1.11	1.02	1.03	1.07	0.93	0.91
B	BUSINESS	1.22	1.18	1.13	1.06	0.95	0.95	1.02	0.84	0.81
E	EDUCATION	1.33	1.29	1.25	1.17	1.09	1.06	1.13	0.96	0.93
F-1	FACTORY & INDUSTRIAL, MODERATE HAZZARD	0.75	0.72	0.67	0.63	0.55	0.56	0.61	0.46	0.44
F-2	FACTORY & INDUSTRIAL, LOW HAZZARD	0.74	0.70	0.67	0.62	0.55	0.55	0.60	0.46	0.43
H-1	HIGH HAZZARD, EXPLOSIVES	0.72	0.69	0.65	0.60	0.53	0.53	0.58	0.45	N.P.
H-2-H-4	HIGH HAZZARD	0.72	0.69	0.65	0.60	0.53	0.53	0.58	0.45	0.41
H-5	HPM	1.22	1.18	1.13	1.06	0.95	0.95	1.02	0.84	0.81
I-1	INSTITUTIONAL, SUPERVISED ENVIRONMENT	1.20	1.16	1.13	1.06	0.98	0.98	1.05	0.89	0.86
I-2	INSTITUTIONAL, INCAPACIATED	2.06	2.02	1.98	1.90	1.79	N.P.	1.87	1.68	N.P.
I-3	INSTITUTIONAL, RESTRAINED	1.40	1.36	1.32	1.24	1.15	1.13	1.20	1.04	0.98
I-4	INSTITUTIONAL, DAY CARE FACILITIES	1.20	1.16	1.13	1.06	0.98	0.98	1.05	0.89	0.86
M	MERCANTILE	0.95	0.92	0.87	0.82	0.74	0.74	0.78	0.64	0.63
R-1	RESIDENTIAL, HOTELS	1.31	1.26	1.23	1.17	1.08	1.08	1.16	1.00	0.96
R-2	RESIDENTIAL, MULTIPLE FAMILY	1.10	1.05	1.02	0.96	0.88	0.87	0.95	0.79	0.75
R-5 & IRC	RESIDENTIAL, ONE & TWO FAMILY	0.91	0.88	0.85	0.81	0.78	0.77	0.80	0.72	0.67
R4	RESIDENTIAL, CARE/ASSISTED LIVING FACILITIES	1.20	1.16	1.13	1.06	0.98	0.98	1.05	0.89	0.86
S-1	STORAGE, MODERATE HAZZARD	0.71	0.67	0.62	0.59	0.50	0.52	0.57	0.42	0.40
S-2	STORAGE, LOW HAZZARD	0.70	0.66	0.62	0.58	0.50	0.50	0.55	0.42	0.39
U	UTILITY, MISCELLANEOUS	0.55	0.52	0.49	0.45	0.40	0.40	0.43	0.32	0.31

FORMULA: SQFT X 67 X CF X .0057

**Table #2 - Plan Review Fee**

Commerical New Construction Plan Review	
Group	Factor - Use Description
1	1 - S, U, F, SHELL
2	1.2 - B, M
3	1.3 - A2, 3, 4, E, I4, R2
4	1.4 - R1, A1
5	1.75 - I1, 2, 3, H

Commerical Amendment Plan Review	
Group	Factor - Use Description
1	1 - S, U, F, SHELL
2	1.2 - B, M
3	1.3 - A2, 3, 4, E, I4, R2
4	1.4 - R1, A1
5	1.75 - I1, 2, 3, H