



**COMMERCIAL NEW OR UP-FIT BUILDING INFORMATION GUIDE**

**CURRENT CODE MATERIAL:**

2015 International Building, Plumbing, Mechanical, Fuel and Gas, and Fire Codes (South Carolina versions), 2009 International Energy Conservation Code, 2009 International A117.1 Accessible and Usable Buildings and Facilities Code, and 2014 National Electrical Code

**REQUIRED DOCUMENTATION FOR SUBMITTAL TO BE ACCEPTED AND DEEMED COMPLETE:**

- Four (4) sets of scaled plans
- York County Commercial Summery Sheet Or Architectural Summery Sheet
- Site plan
- Foundation plan
- Floor plan
- Framing Plan
- Building and wall sections
- HVAC system, plumbing system, electrical system specifications
- Handicap accessible requirements

If total building area is over 5,000 square feet, the following is required for submittal:

- A South Carolina licensed architect must seal the plans.
- A South Carolina licensed structural engineer must seal structural plans.
- A South Carolina licensed engineer may be required on electrical, mechanical, and plumbing plans depending on scope of work to be performed.

Special inspection details are required on the following items:

VERIFICATION OF SOILS	INSPECTION OF STRUCTURAL STEEL FABRICATORS
EXCAVATION AND FILL	STRUCTURAL MASONRY
PILINGS AND DRILLING PIERS	WELDING
MODULAR RETAINING WALLS	H.S. BOLTS AND STEEL FRAMING INSPECTION
REINFORCED CONCRETE	SPRAYED FIRE-RESISTANT MATERIALS
POST TENSION SLAB	EXT. INSULATION AND FINISH SYSTEM
PRE-CAST CONCRETE ERECTION	SEISMIC RESISTANCE
PRE-STRESSED CONCRETE	SMOKE CONTROL
DETENTION BASIN	INSPECTION OF PRE-CAST FABRICATION
SPECIAL CASES	

**REQUIRED FEES:**

New construction cost is calculated with the following ICC Building Valuation Data chart. The ICC Building Valuation Data chart will be updated every July 1<sup>st</sup> of each year. Permit is calculated using Permit Fee Schedule once square footage cost is determined from chart. A plan review fee is added to fee schedule calculation. Plan review fee is half of fee schedule calculation. We will accept total contract amount submittals on building up-fits only. Contract submittals should be submitted with a material cost list and labor cost. It must be notarized and signed by contractor and owner.

**PERMIT FEE SCHEDULE CALCULATIONS:**

- \$500 – \$1,000                      \$16 minimum
- \$1,001 – \$50,000                \$6 per \$1,000 for each \$1,000 over the minimum

\$50,001 – \$100,000	\$310 for the first \$50,000 plus \$5 for each additional \$1,000
\$100,001 – \$500,000	\$560 for the first \$100,000 plus \$4 for each additional \$1,000 or fraction thereof
Over \$500,000	\$2,160 for the first \$500,000 plus \$3 for each additional \$1,000 or fraction thereof

**PLAN REVIEW FEE:**

An additional half of Permit Fee schedule cost

**Square Foot Construction Costs<sup>a, b, c, d</sup>**

Group (2015 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	226.92	219.10	213.80	205.04	192.95	187.36	198.56	176.18	169.73
A-1 Assembly, theaters, without stage	207.97	200.15	194.85	186.09	174.15	168.55	179.61	157.38	150.92
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	209.94	202.13	196.83	188.07	176.32	170.72	181.59	159.54	153.09
A-3 Assembly, general, community halls, libraries, museums	175.12	167.31	161.01	153.25	140.50	135.90	146.77	123.72	118.27
A-4 Assembly, arenas	206.97	199.15	192.85	185.09	172.15	167.55	178.61	155.38	149.92
B Business	181.12	174.43	168.67	160.26	146.18	140.70	153.97	128.34	122.72
E Educational	192.29	185.47	180.15	172.12	160.72	152.55	166.18	140.46	136.18
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	N.P.
H234 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 HPM	181.12	174.43	168.67	160.26	146.18	140.70	153.97	128.34	122.72
I-1 Institutional, supervised environment	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
I-2 Institutional, hospitals	304.80	298.11	292.36	283.95	268.92	N.P.	277.65	251.09	N.P.
I-2 Institutional, nursing homes	211.20	204.51	198.75	190.34	177.26	N.P.	184.05	159.42	N.P.
I-3 Institutional, restrained	206.08	199.38	193.63	185.22	172.62	166.14	178.93	154.78	147.16
I-4 Institutional, day care facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	182.28	175.70	170.83	162.68	150.87	146.84	162.68	135.49	131.23
R-2 Residential, multiple family	152.86	146.27	141.41	133.25	122.04	118.01	133.25	106.66	102.41
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U Utility, miscellaneous	77.82	73.48	69.04	65.52	59.23	55.31	62.58	46.83	44.63

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

**REVIEW PERIOD:**

Up to ten (10) working days

**CONTACTS:**

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