



COUNTY of FREDERICK

Inspections Department

FREDERICK COUNTY BUILDING INSPECTIONS FEE SCHEDULE REVISION DATE – OCTOBER 2024

The following fees are subject to a 2% state surcharge. Payment for all permits is due at the time of permit issuance. Payments can be made by cash, check, Visa, Mastercard, or Discover. A surcharge fee of 2.25% is assessed on all credit card payments.

SERVICE	FEE
RESIDENTIAL BUILDING	
One and Two Family Dwellings, Townhouses (IRC Structures) (includes all permits-electric, plumbing, and mechanical)	\$.40/sq. ft.
Industrialized Buildings/Manufactured Homes with Third Party Inspection Seal (includes all permits-electric, plumbing, and mechanical)	\$.30/sq. ft.
Finished Basements (single family dwellings, townhouses, modulars, mobile homes) (includes all permits-electric, plumbing, and mechanical)	\$.40/sq. ft.
Unfinished Basements	\$.10/sq. ft.
Additions, remodeling, and finished basements – Up to 200 sq. ft. (includes all permits-electric, plumbing, and mechanical)	\$100.00
Additions, remodeling, and finished basements – 200 sq. ft. to 600 sq. ft. (includes all permits-electric, plumbing, and mechanical)	\$240.00
Additions, remodeling, and finished basements – Over 600 sq. ft.	\$.40/sq. ft.
Detached garage, accessory buildings, pole buildings, carports, shelters, gazebos, etc. – Up to 600 sq. ft.	\$90.00
Detached garage, accessory buildings, pole buildings, carports, shelters, gazebos, etc. - over 600 sq. ft. (above 3,000 sq. ft. Commercial IBC fee)	\$90.00 + \$.10 sq. ft. over 600 sq. ft.
Detached garage with finished attic bonus rooms, gazebos, pergolas, decks, etc. (attached to structure)	\$.40/sq. ft.
Detached garage with unfinished attic bonus rooms (living area)	\$.10/sq. ft.
Decks, ramps, landings, porches, porch/deck roofs, gazebos, and pergolas – up to 120 sq. ft. (not associated with new homes)	\$50.00
Decks, ramps, landing, porches, porch/deck roofs, and pergolas –over 120 sq. ft. (not associated with new homes)	\$50.00 + \$.10 sq. ft. over 120 sq. ft.
Inground Swimming Pools	\$120.00
Above ground Swimming Pool	\$50.00
Solar Panels	\$100.00
Masonry Fireplaces, Chimneys, Relining, and Woodstoves with Metal Chimney (not associated with new homes) (additional flue liner with Fireplace and Chimney	\$55.00 – 1 st flue liner \$25.00 – each additional
Woodstoves (solid fuel furnaces, pellet stoves, or boilers with duct or hydronic piping require a mechanical permit only)	\$50.00
Demolition	\$50.00
Above ground or inground tanks (over 500 gal., piping is charged under mechanical fee)	\$50.00

(not associated with new homes, additions, or remodeling)	
Issuing a Certificate of Occupancy on Existing Structure (USBC, Part III, Maintenance of Existing Structure Codes)	\$75.00
Temporary Occupancy	\$50.00
COMMERCIAL BUILDING	
Churches and Schools – IBC Use Group A-3 and E	\$.15/sq. ft. \$120 minimum
Warehouses and Utility – IBC Use Group S, U, and A-5 – Up to 250,000 sq. ft.	\$.18/sq. ft. \$120 minimum
Warehouses and Utility – IBC Use Group S, U, and A-5 – Over 250,000 sq. ft.	\$.15/sq. ft. \$120 minimum
Commercial and Industrial – all other use groups not specified	\$.22/sq. ft. \$120 minimum
Shell Buildings – Constructed in Phases (Foundation and Shell Only without slab and without a Certificate of Occupancy)	\$.12/sq. ft. \$120 minimum
Shell Buildings – Construction in Phases (Foundation and Shell Only with slab and without a Certificate of Occupancy)	\$.14/sq. ft. \$120 minimum
Tenant Fit Out of Shell Only – Churches and Schools - IBC Use Group A-3 and E	\$.08/sq. ft. \$120 minimum
Tenant Fit Out of Shell Only - all use groups not specified	\$.11/sq. ft. \$120 minimum
Remodeling and Alterations – all use groups not specified	\$.18/sq. ft. \$120 minimum
Remodeling and Alterations – Churches and Schools - IBC Use Group A-3 and E	\$.15/sq. ft. \$120 minimum
Solar Farms – Up to 250,000 sq. ft.	\$.05/sq. ft. \$120 minimum
Solar Farms – Over 250,000 sq. ft.	\$.03/sq. ft. \$120 minimum
Racking – IBC Use Group U	\$.22/sq. ft. \$120 minimum
Public Swimming Pool	\$.10/sq. ft. \$120 minimum
Demolition (Removal of structures or tanks)	\$65.00
Signs (i.e. wall, monument, etc)	\$50.00 each
Signs – Engineered	\$75.00 each
Issuing a Certificate of Occupancy on Existing Structure (USBC, Part III, Maintenance of Existing Structure Codes)	\$120.00
Radio Towers and Like Structures – 50' in height or less	\$50.00
Radio Towers and Like Structures – Above 50' in height or 50' in diameter	\$300.00
Reshingle and Residing – all IBC use groups	\$50.00 1 st 10,000 sq. ft. \$30.00 add. 10,000 sq. ft.
ReRoofing – all IBC use groups	\$75.00 1 st 10,000 sq. ft. \$50.00 add. 10,000 sq. ft.
Temporary Occupancy	\$75.00
MISCELLANEOUS	

Change of Use	\$120.00
Re-review of plans and stamping of additional plans	\$25.00 first 25 pages \$1.00 each add. page
Re-inspection fee (at the inspectors discretion)	\$75.00
Tents (under 900 sq. ft. no permit required)	\$75.00
Stage	\$75.00 per unit
Minimum fee unless otherwise stated by the Building Official	\$50.00
Permit Renewal Fees (no charge if inspection is scheduled within the first year) (After one year of inactivity permit will need to be renewed)	\$50.00 first renewal and \$30.00 each 6 months after
Pool Barrier	\$50.00
Listed Tanks –Above Ground or Inground (over 500 gal.) (all piping and tanks 500 gal. or less are found in the mechanical fee schedule)	\$50.00 first tank \$25.00 each additional
Fee for work started prior to a permit (per work hour or portion thereof)	\$75.00
Escalator or elevators (per floor)	\$25.00
Annual elevator inspection fee (excludes any lifts related to single family dwellings) (Additional fee for 30 days past due with written notification)	\$30.00 per elevator \$25.00 past due fee
Amusement/Carnival Rides (i.e. fair/circus)	\$100.00 per location
Retaining Wall (each 100' length of wall or portion thereof)	\$75.00
Inflatables	\$55.00 per inflatable
Annual Permit (4 inspections per year)	\$150.00
Pro-rates of permits issued (contractor change/owner change) (cost to pro-rate cannot exceed original cost of permit)	\$35.00 – admin charge \$50.00 – per inspection
Refunds – All refunds are less a 20% non-refundable processing fee or a \$35.00 (whichever is greater)	\$35.00 – minimum or 20% of permit fee paid
Returned check fee (after the 2 nd bounced check, we will no longer accept checks as payment for permits)	\$35.00

REFUNDS

Due to the cost of processing permit applications, a non-refundable processing fee for all permits is 20% of permit fees paid or a minimum of \$35.00, whichever is greater.

In order to receive a refund, a written request must be made prior to the permit expiration date. (Permits with no activity are void after six months)

RESIDENTIAL ELECTRIC

Base fee for each residential electric permit (includes 1-5 fixtures)	\$40.00
Not over 100 amp service (not associated with new homes)	\$40.00 + base fee
Not over 200 amp service (not associated with new homes)	\$55.00 + base fee
Not over 400 amp service (not associated with new homes)	\$60.00 + base fee
Not over 600 amp service (not associated with new homes)	\$85.00 + base fee
Temporary construction pole service (if issued prior to building permit) (if issued after building permit, no fee is charged)	\$25.00 + base fee
Minor alterations (6-25 total fixtures) (not associated with a new houses, additions, or remodeling)	\$40.00 + base fee \$10.00 ea. add. 25 fixtures
Inground swimming pool	\$20.00 + base fee

Above ground swimming pool	\$10.00 + base fee
Generators (will require mechanical permit if propane/natural gas powered)	Refer to service fee above
Radiant floor heat (only electric if no other connection to plumbing or mechanical)	1 fixture charge
COMMERCIAL ELECTRIC	
Base fee for each commercial electric permit	\$50.00
Public Swimming Pool	\$100.00 + base fee
Rough wiring (fixtures=switches, lights, receptacles) (1-5 fixtures)	\$30.00 + base fee
Each additional outlet/fixture	\$35.00 each additional 1-25
Rough wiring (fixtures=switches, lights, receptacles) (1-50 fixtures)	\$95.00 + base fee
	\$35.00 each additional 1-25
Telephone Wiring	\$15.00 – 1 st outlet \$3.00 each additional
Heating and cooking equipment and similar appliances (1-5 fixtures)	\$45.00 + base fee \$9.00 each additional
Each additional fixture	\$9.00
Motors	\$9.00 + base fee
Not over 225 amp service	\$45.00 + base fee
Over 225 amps up to 400 amps	\$55.00 + base fee
Over 400 amps up to 1000 amps	\$85.00 + base fee
Over 1000 amps	\$135.00 + base fee
Primary transformer vaults-enclosure sub-stations (not over 100 KVA) (applies to each bank of transformers)	\$55.00 + base fee
Primary transformer vaults-enclosure sub-stations (over 100-500 KVA) (applies to each bank of transformers)	\$65.00 + base fee
Primary transformer vaults-enclosure sub-stations (over 500 KVA) (applies to each bank of transformers)	\$110.00 + base fee
Electrical signs (each sign or system) (incandescent and electric discharge lighting systems)	\$30.00 + base fee
Protective signaling systems (first 15 devices) Each additional device	\$50.00 + base fee \$1.00 each additional
Re-review of plans and stamping of additional plans	\$25.00 first 25 pages \$1.00 each add. page
RESIDENTIAL PLUMBING	
Base fee for each residential plumbing permit	\$40.00
Per fixture (not associated with new house, additions or remodeling)	\$7.00 + base fee
Backflow preventer, irrigation system, or lawn sprinkler	\$7.00 + base fee
Radiant floor heat connected to water heater (mechanical permit is also required)	\$7.00 + base fee
Water service (repair or replacement) (new service if not associated with a new home)	\$15.00 + base fee
Sewer service (repair or replacement) (new service if not associated with a new home)	\$15.00 + base fee
Whole house replumbing (i.e. quest pipe/polybutylene replacement)	Base fee only
COMMERCIAL PLUMBING	

Base fee for each commercial plumbing permit	\$50.00
Per fixture (unless otherwise listed)	\$7.00 + base fee
Backflow preventer, irrigation system, or lawn sprinkler	\$7.00 + base fee
Radiant floor heat connected to water heater (mechanical permit is also required)	\$7.00 + base fee
Water service (new, repair or replacement)	\$15.00 + base fee
Sewer service (new, repair or replacement), pump, interceptor or separators	\$15.00 + base fee
Water connection to humidifier	\$7.00 + base fee
Storm Sewer (roof drains, manhole, area drain, and outside leader)	\$7.00 + base fee
Re-review of plans and stamping of additional plans	\$25.00 first 25 pages \$1.00 each add. page
RESIDENTIAL MECHANICAL	
Base fee for each residential mechanical permit	\$40.00
Gas piping (not associated with new homes, additions, or remodeling)	\$10.00 + base fee
Per fixture (heat pump, gas furnace, generator, gas water heater, gas logs, pellet stoves) (not associated with new homes, additions, or remodeling)	\$15.00 + base fee
Sub-ducts (not associated with new homes, additions, or remodeling)	\$40.00 base fee only
Above ground or inground tanks (up to 500 gal.) (over 500 gal. see residential building) (not associated with new homes, additions, or remodeling)	Gas piping fee only
COMMERCIAL MECHANICAL	
Base fee for each commercial mechanical permit	\$50.00
Gas piping	\$15.00 + base fee
Central heating, furnace, boilers, or incinerators (first 100,000 BTU's)	\$25.00 + base fee
Central heating, furnace, boilers, or incinerators (each additional 100,000 BTU's) (maximum fee per unit \$130.00)	\$5.00
Central air condition, refrigeration, geo-thermal systems, etc.)	\$30.00 + base fee
Heat pumps (first 5 ton)	\$30.00
Heat pumps (each additional 5 ton) (maximum fee per unit \$120.00)	\$5.00
Fans (up to 400 CFM)	\$20.00 + base fee
Fans (over 400 CFM)	\$30.00 + base fee
Hoods systems	\$75.00 + base fee
Chemical systems (each)	\$75.00 + base fee \$1.00 additional above 20
Automatic sprinkler systems (NFPA) (multi-family per floor)	\$25.00 + base fee
Automatic sprinkler systems (up to 20 heads, tied to domestic water)	\$35.00 + base fee
NFPA systems (over 20 heads)	\$75.00 + base fee \$1.00 each additional head
Fire hydrants (each)	\$10.00 + base fee

Fire dampers or sub-ducts	\$5.00 each + base fee
Dry pump, fire pump, and standpipe systems only (each)	\$75.00 + base fee
Underground fire line (each)	\$50.00 + base fee
Re-review of plans and stamping of additional plans	\$25.00 first 25 pages \$1.00 each add. page