

PAGE COUNTY COMMERCIAL BUILDING PERMIT FEES

All permits subject to a 2.0% state levy fee (this does not apply to zoning or erosion permits)

Commercial Building Permits

New Construction		
Base Fee	50.00 AND	.15 sq ft

Remodel & Repairs		
Base Fee	50.00 AND	.15 sq ft (min fee 50.00)

Replace Siding	
Up to 10,000 sq ft	50.00
Over 10,000 sq ft	100.00

Signs	
Wall Sign	30.00
Pole Sign	75.00
Hanging Sign	40.00
Ground Sign	50.00
Repairs to billboards (no new allowed)	75.00

Retaining Walls		
Base Fee	50.00 AND	1.00 per running foot

Greenhouses		
Base Fee	50.00 AND	.15 sq ft

Demolition	.05 sq ft (min fee 75.00)
(includes Asbestos Abatement)	

Relocation of Buildings	.10 sq ft (min fee 50.00)
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Addition to Existing Structure		
Base Fee	50.00 AND	.15 sq ft (min fee 50.00)

Foundation Only Permit		
Base Fee	50.00 AND	.05 sq ft (min fee 50.00)

Replace Roof	
Up to 10,000 sq ft	50.00
Over 10,000 sq ft	100.00

Swimming Pools	
Above Ground Pools, Spas, & Hot Tubs	40.00
In Ground Pools	400.00
This fee includes zoning, building, electrical, plumbing and mechanical permits as applicable.	

Towers	
Less than 40 ft	100.00
40 ft to 80 ft	250.00
More than 80 ft	500.00

Temporary Office Trailers	
Single wide	100.00
Double wide	200.00

Tents (900 sq ft+ and/or 50 occupants)	75.00
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Commercial Electrical Permits

New Service/Upgrades (Stick Built Structures)	
Up to 200 amp	75.00
Over 200 amp to 400 amp	100.00
Over 400 amp	175.00

Reconnection of Service	75.00
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Wiring (any)	
Base Fee	50.00
Receptacles, lights, switches	.50 each
Sub-panels, panel boards, etc	25.00

Motors	35.00 each
Electric for Signs	35.00 each
Additional Meter Over 1st	20.00 each
Standby Generator	100.00
Sewer Pumps/Other Pumps	30.00

New Service/Upgrades (Manufactured/Industrialized Units)	
Up to 200 amp	75.00
Over 200 amp	100.00

Solar Panels	
Per Megawatt	200.00
Consulting/Outsourcing fees will be assessed to the applicant, if it exceeds actual cost	

Swimming Pools	
In Ground	100.00
Spas & Hot Tubs	50.00

Poles	
Temporary Construction Pole	35.00
Parking Lot Pole Lighting	20.00 ea (min fee 40.00)

Fire Alarm System	75.00 AND	3.00 ea pull station
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Commercial Mechanical Permits

Heat Pumps/Air Handling Units	
1 st Unit	90.00
Additional Units	45.00 each
Ductwork	80.00

Boilers	
Under 200,000 BTUs	100.00
Over 200,000 BTUs	200.00

Mini-Split Systems	
Condenser Unit	45.00
Evaporators	15.00 each

Hoods	
System	50.00
Test	50.00

Install Storage Tanks	
Base Fee	100.00
Above/Below Ground	25.00 per tank

Installation of:	
Elevators, Chairlift, Dumbwaiters,	75.00 each
Freight Lifts, Escalators, Hoist Way, Man Lifts, Conveyors	

Roof Top Heating/Cooling Unit	90.00
Furnace	100.00
Duct Heater	20.00

Sprinkler System	
Base Fee	100.00 AND .75 per head
Standpipe Wet	100.00
Standpipe Dry	200.00
Fire Pump	50.00
Hydro/Flow System Test	60.00

Gas	
Tank	40.00
Exterior Line	40.00
Interior Line	40.00
Heater/Appliance	20.00 each

Remove Storage Tanks	
Base Fee	50.00
Above/Below Ground	25.00 per tank

Annual Elevator Certificate Fee	35.00
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Chimney/Fireplace (gas vented non-masonry)	80.00
Chimney Liner/Relining	80.00

Commercial Plumbing Permits

New Construction, Additions, Remodels	
Base Fee	60.00
Each fixture, drain, trap, etc	3.00 each

Manufactured/Industrialized Units	60.00
Groundworks Only	60.00
Town Water/Sewer Connection	50.00

Commercial Miscellaneous

Plan Review	
Base Fee	50.00 AND 10.00 per 1,000 sq ft over 1,000 sq ft

Special Inspection/Trip Fee/Change of Occupancy	40.00
Request Inspection & Not Ready	40.00
Re-Inspection Fee (after 1 failed inspection)	40.00
Fee assessed at discretion of Building Official	
Stop Work Order Penalty	100.00
Failure to Obtain a Permit	25% of fee, no less than 100.00

30 day Temporary Occupancy Permit	100.00
(same fee for extension)	
Certificate of Occupancy for Existing Building	200.00
(where no CO exists)	
Admin. Fee	.25 per page + staff time based on rate of pay
Annual Permit	150.00
Building Code Appeals	600.00
Refunds: By written request. Min \$25 non-refundable. No refund on state levy fee.	

Amusement Devices: Permit fees are specified in the applicable code year of the Virginia Amusement Device Regulations
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Permit Renewal Fee	
If permit has had no inspections for a period of 6 months, but less than one year, the applicant can renew the permits	50.00
If permit has had no inspections for a period of one year or more (cannot renew permit), applicant will be required to reapply for a new permit for the remainder of the work to be completed. It is at the discretion of the building official to charge based on square footage or trip fees.	