



Schedule of Fees

Greenwood City/County Building Department
(864) 942-8424

New Construction and Additions

The Building Permit Fee for all New Construction and Additions is based on the total value of work covered by the permit. The value shall be determined by either the standard Building Valuation Data table (BVD table, appx 1) or the estimated value of the work covered by the permit provided by the applicant at the time of application. **The higher of the two valuations shall be used to calculate the building permit fee(s).** The square foot construction costs in the BVD table are based on August 2025 cost data as published by the International Code Council, modified for the state of South Carolina (Regional Cost Modifier for South Carolina is .85), and will be updated as necessary to match the most recently published BVD table.

- Once the value is determined, the fee schedule below is applied.

Alterations and Repairs

The value shall be determined by the total estimated value of the work covered by the permit provided by the applicant at the time of application. The Building Official has the authority to request documentation supporting the value shown on the application prior to issuing a permit.

The fee will be calculated using the fee schedule below.

Total Valuation	Fee
\$1,000 or less	\$30.00
\$1,001 to \$50,000	\$30 for first \$1,000 plus \$5 for each additional thousand or fraction
\$50,001 to \$100,000	\$275 for first \$50,000 plus \$4.00 for each additional thousand or fraction
\$100,001 to \$500,000	\$475 for first \$100,000 plus \$3.00 for each additional thousand or fraction
\$500,001 and up	\$1,675 for first \$500,000 plus \$2.00 for each additional thousand or fraction

Commercial Plan Review Fee

Applies to any/all New Commercial Construction and Commercial Alteration projects.
The Commercial Plan Review fee shall be **50% of the construction or alteration permit fee.**

Moving Fee

For the moving of any building or structure, the fee shall be **\$100.00.**

Demolition Fee

For the demolition of any building or structure, the fee shall be **\$50.00.**

Re-Inspection Fee

A fifty (**\$50.00**) fee will be charged for re-inspections in every area where permits are required.

Reinspection is defined as any trip made in addition to those specifically named on the building permit job card or any trip made as the result of condemned or disapproved work, calling for inspections prior to the work being ready for inspection, and additional trips made because access to the structure was not provided. Re-inspection fees shall be paid prior to the completion of the re- inspection. Any outstanding re-inspection fees shall be paid prior to the issuance of a Certificate of Occupancy (where applicable).

Penalties

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

Building Valuation Data – AUGUST 2025

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2026. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2024 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is

underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.

2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area: Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$268.41/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$268.41/sq. ft x 0.0075
= \$32,209.20

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account

everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.



Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	340.8 3	328.7 0	319.0 0	306.4 3	286.3 3	278.0 3	295.9 5	266.8 2	256.6 1
A-1 Assembly, theaters, without stage	312.9 1	300.7 8	291.0 8	278.5 1	258.6 6	250.3 6	268.0 3	239.1 4	228.9 4
A-2 Assembly, nightclubs	272.0 9	264.1 1	255.8 2	246.0 6	230.4 7	224.2 1	237.6 2	209.5 8	201.6 3
A-2 Assembly, restaurants, bars, banquet halls	271.0 9	263.1 1	253.8 2	245.0 6	228.4 7	223.2 1	236.6 2	207.5 8	200.6 3
A-3 Assembly, churches	317.6 0	305.4 7	295.7 7	283.2 0	263.4 7	255.1 8	272.7 3	243.9 6	233.7 5
A-3 Assembly, general, community halls, libraries, museums	266.7 2	254.5 9	243.8 9	232.3 1	211.4 6	204.1 7	221.8 4	191.9 5	182.7 4
A-4 Assembly, arenas	311.9 1	299.7 8	289.0 8	277.5 1	256.6 6	249.3 6	267.0 3	237.1 4	227.9 4
B Business	301.4 0	290.7 0	280.2 7	268.4 1	245.1 3	236.3 9	258.1 0	219.0 7	209.0 2
E Educational	290.1 1	279.7 8	270.3 4	258.9 7	240.4 5	228.2 0	250.0 6	210.4 6	203.6 5
F-1 Factory and industrial, moderate hazard	165.8 2	157.8 2	147.8 9	142.3 1	126.7 2	120.5 6	135.6 8	105.0 8	97.84
F-2 Factory and industrial, low hazard	164.8 2	156.8 2	147.8 9	141.3 1	126.7 2	119.5 6	134.6 8	105.0 8	96.84
H-1 High Hazard, explosives	154.6 9	146.6 9	137.7 6	131.1 8	116.9 1	109.7 5	124.5 5	95.27	0.00
H234 High Hazard	154.6 9	146.6 9	137.7 6	131.1 8	116.9 1	109.7 5	124.5 5	95.27	87.03
H-5 HPM	301.4 0	290.7 0	280.2 7	268.4 1	245.1 3	236.3 9	258.1 0	219.0 7	209.0 2
I-1 Institutional, supervised environment	277.7 4	267.7 9	258.2 3	248.4 7	227.4 3	221.3 2	247.9 5	204.8 3	197.5 2
I-2 Institutional, hospitals	473.8 5	463.1 5	452.7 1	440.8 6	415.5 4	0.00	430.5 4	389.4 9	0.00
I-2 Institutional, nursing homes	326.9 0	316.1 9	305.7 6	293.9 0	272.1 2	0.00	283.5 9	246.0 7	0.00
I-3 Institutional, restrained	318.0 7	307.3 6	296.9 3	285.0 7	264.3 1	254.5 7	274.7 6	258.1 0	226.2 0
I-4 Institutional, day care facilities	277.7 4	267.7 9	258.2 3	248.4 7	227.4 3	221.3 2	247.9 5	204.8 3	197.5 2
M Mercantile	203.0 8	195.1 0	185.8 0	177.0 5	161.1 1	155.8 5	168.6 0	140.2 2	133.2 7
R-1 Residential, hotels	280.9 4	270.9 9	261.4 3	251.6 7	230.1 3	224.0 2	251.1 5	207.5 3	200.2 2
R-2 Residential, multiple family	234.5 9	224.6 4	215.0 8	205.3 2	185.0 3	178.9 2	204.8 0	162.4 3	155.1 2
R-3 Residential, one- and two-family ^d	218.0 8	212.2 8	207.1 8	202.7 6	195.9 8	189.0 0	206.8 5	182.2 3	170.8 0
R-4 Residential, care/assisted living facilities	277.7 4	267.7 9	258.2 3	248.4 7	227.4 3	221.3 2	247.9 5	204.8 3	197.5 2
S-1 Storage, moderate hazard	153.6 9	145.6 9	135.7 6	130.1 8	114.9 1	108.7 5	123.5 5	93.27	86.03
S-2 Storage, low hazard	152.6	144.6	135.7	129.1	114.9	107.7	122.5	93.27	85.03

	9	9	6	8	1	5	5		
U Utility, miscellaneous	122.6 5	115.6 6	107.1 2	102.7 9	91.57	85.78	97.87	72.88	69.64

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.

Square Foot Construction Costs* (a, b, c)

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	289.70	279.40	271.15	260.46	243.38	236.33	251.56	226.79	218.12
A-1 Assembly, theaters, without stage	265.97	255.66	247.42	236.73	219.86	212.81	227.83	203.27	194.60
A-2 Assembly, nightclubs	231.28	224.49	217.45	209.15	195.90	190.57	201.98	178.14	171.39
A-2 Assembly, restaurants, bars, banquet halls	230.43	223.64	215.75	208.30	194.20	189.72	201.13	176.44	170.54
A-3 Assembly, churches	269.96	259.65	251.41	240.72	223.95	216.90	231.82	207.37	198.69
A-3 Assembly, general, community halls, libraries, museums	226.71	216.40	207.30	197.47	179.74	173.54	188.56	163.16	155.33
A-4 Assembly, arenas	265.12	254.81	245.72	235.88	218.16	211.96	226.98	201.57	193.75
B Business	256.19	247.09	238.23	228.15	208.36	200.93	219.38	186.21	177.67
E Educational	246.60	237.81	229.79	220.12	204.38	193.97	212.55	178.89	173.10
F-1 Factory and industrial, moderate hazard	140.94	134.14	125.70	120.96	107.71	102.47	115.33	89.31	83.16
F-2 Factory and industrial, low hazard	140.09	133.29	125.70	120.96	107.71	101.62	114.48	89.31	82.31
H-1 High Hazard, explosives	131.49	124.69	117.10	111.51	99.37	93.28	105.87	80.98	0.00
H234 High Hazard	131.49	124.69	117.10	111.51	99.37	93.28	105.87	80.98	73.97
H-5 HPM	256.19	247.09	238.23	228.15	208.36	200.93	219.38	186.21	177.67
I-1 Institutional, supervised environment	236.07	227.62	219.49	211.20	193.31	188.12	210.75	174.10	167.89
I-2 Institutional, hospitals	402.77	393.67	384.81	374.73	353.21	0.00	365.96	331.06	0.00
I-2 Institutional, nursing homes	277.86	268.76	259.89	249.82	231.31	0.00	241.05	209.16	0.00
I-3 Institutional, restrained	270.36	261.26	252.39	242.31	224.66	216.39	233.55	219.38	192.27
I-4 Institutional, day care facilities	236.07	227.62	219.49	211.20	193.31	188.12	210.75	174.10	167.89
M Mercantile	172.61	165.83	157.93	150.49	136.94	132.47	143.31	119.19	113.28
R-1 Residential, hotels	238.79	230.34	222.21	213.92	195.61	190.41	213.47	176.40	170.18
R-2 Residential, multiple family	199.40	190.94	182.81	174.52	157.27	152.08	174.08	138.06	131.85
R-3 Residential, one- and two-family	185.37	180.44	176.10	172.35	166.58	160.65	175.82	154.90	145.18
R-4 Residential, care/assisted living facilities	236.07	227.62	219.49	211.20	193.31	188.12	210.75	174.10	167.89
S-1 Storage, moderate hazard	130.64	123.84	115.40	110.66	97.67	92.43	105.02	79.28	73.12
S-2 Storage, low hazard	129.79	122.99	115.40	109.81	97.67	91.58	104.17	79.28	72.27
U Utility, miscellaneous	104.25	98.31	91.05	87.37	77.83	72.91	83.19	61.94	59.19

* Values adjusted for the State of South Carolina using the SC Regional Modifier of .85

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$26.78 per sq. ft.

The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.